



Kasim Reed
MAYOR

CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT
72 MARIETTA STREET NW
ATLANTA, GEORGIA 30303

Kishia L. Powell
COMMISSIONER

VIA CERTIFIED MAIL 7014 0510 0001 3555 3390

October 25, 2016

Mr. Russell Jacobs, CFO
The Phoenix on Peachtree Condominium Association, Inc.
1465 Northside Drive, Suite 128
Atlanta, Georgia 30318-4220

RE: Water and Sewer Charges for Account No. 16-1500.301 ("Account");
Service Address, 2881 Peachtree Rd, NE, Atlanta, Georgia 30305 ("Property")

Dear Mr. Jacobs:

I am writing you regarding the Department of Watershed Management's ("DWM") recent investigation of the water and sewer charges billed for the Phoenix on Peachtree Condominiums. DWM was recently made aware of potential issues with billings associated with the Account. We have completed our investigation and provide the following for your consideration.

The City has determined that sewer charges were erroneously omitted from your bills going as far back as 2007. Additionally, water charges were grossly under-billed for many months, registering usage as low as 5 ccf per month for the entire Property. The City recently repaired its water meter serving the Property and obtained three consistent meter readings of water consumption for the months of August, September and October. Based upon these actual meter readings, we can assume the Property consumes an average 350 ccf/month, which is consistent with historical water consumption. In light of these determinations, the City has further determined that the Association owes \$485,916.23 for water and sewer service rendered to the Property back to January 2007, which is immediately due and payable. For your reference, please find enclosed a detailed summary of the corrected water and sewer charges based upon the applicable rates over the referenced timespan, number of units and water consumption corrected to the Account based upon the Property's monthly average of water usage.

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Please respond within seven (7) business days to propose payment arrangements. You may contact me at 404-546-1291 or email me at kpowell@atlantaga.gov should you have further questions or concerns related to this matter.

Sincerely,



Kishia L. Powell,
Commissioner, Dept. of Watershed Management

Enclosure

cc: Erroll Davis, Secretary, Phoenix on Peachtree Condominium Association, Inc. (via regular mail)
Mohamed Balla, Deputy Commissioner, Dept. of Watershed Management
Quinn Jackson, Deputy Commissioner, Dept. of Watershed Management
Roger Bhandari, Deputy City Attorney