

Gavin White
Linda Ewing
1307 Marlowe Ave
Lakewood, OH 44107

RE: Copley Business Center, LLC

PUCO CASE NO. 22-489-WS-AIR

To whom it concerns,

Gavin and I are property owners of 3 duplex, located on N. Sunnyfield Dr., Copley, OH 44321 which are rental properties. We were notified of a water/sewer rate increase this week via email dated 9/8/2022 along with a newspaper notice in light of the case# above. The purpose of this letter and our disagreement with the rate increase is stated below. We were totally unaware of an increase until the email dated 9/8/2022. As you will read below, you can clearly see that Jack Marsillo, with Copley Business Center, LLC was aware of the rate increase when he continued to harass us (the above case was opened 5/9/2022). Being aware of the increase he continued to harass us to pay the invoice vs our tenants but did not divulge the pending increase (non-disclosure).

Jack Marsillo with Copley Business Center, LLC has harassed us for almost 2 years to pay the water and sewer vs having our tenant's pay the quarterly invoice. We didn't want to agree to that because our leases are written so that the tenants pay rent only and pay their own utilities separately.

This past spring, sometime between May and June, Jack called Gavin and made his last plea to have us collect the water and sewer in our tenant's lease and we pay the water and sewer to Copley Business Center. We agreed to it only because we were tired of having Jack harass us quarterly. We soon received the 2Q invoice by email and payment was sent 6/21/2022 Check# 728 in the amount of \$724.32 (email and invoice attached).

Gavin and I had contacted Copley Township and talked with them about public water and sewer (email and correspondence attached) as another attempt to not have to deal with Jack and Copley Business Center, LLC.

We received an email from Jack Marsillo on August 18, 2022 stating that they were in communication with City of Akron in regards to the feasibility of a public water line and that we may have already been in touch with them as well. He asked that we coordinate efforts so Gavin and I signed the attachment to his email (email and preliminary evaluation doc attached). It was with this email Jack divulged the rate increase.

Gavin and I now know that Jack took advantage of us by not divulging the rate increase to us in May/June prior to having us agree to collect the water/sewer in the lease. Had he divulged this to us we could have collected the appropriate amount from our tenants. Currently we are paying \$1,086.00 Q (we currently purchased the 3rd duplex) and the documentation Jack provided us show an increase with a fee of \$780.00 a month or \$2,340 Q!

When we spoke with Jack on Thursday, 9/15/2022 at noon his parting words to us was, "we took the hit in 2021 you can take it in 2022" and he ended the call with us.

Please let me know how you would like us to handle this case or if we can provide you with any further information.

Thank you,

Gavin F. White
724-207-3088

Linda S. Ewing
724-263-6716

**This foregoing document was electronically filed with the Public Utilities
Commission of Ohio Docketing Information System on**

9/21/2022 7:51:40 AM

in

Case No(s). 22-0489-WS-AIR

Summary: Public Comment of Gavin F. White and Linda S Ewing, via website,
electronically filed by Docketing Staff on behalf of Docketing