

# THE PUBLIC UTILITIES COMMISSION OF OHIO

## IN THE MATTER OF THE COMPLAINTS OF

JOSHUA LEESER,  
KARL CROSKEY,  
PATTI HOEGLER,  
JENNIFER FOUTS,  
MELBA GASQUE & MONICA TATSUMI,  
MELBA GASQUE,  
LESLIE BAKER,  
FRED MCKINNEY,  
RONALD E. WRIGHT,  
THERESA CHRISMAN,  
GREGORY HOEGLER,  
VIKTORIA & MATTHEW LEE,  
JEFF BRYAN,  
ROBERT & DARLENE KAIL,  
SHERRIE & RAY JANZ,  
JAMES CLIMES,  
MICHELLE NEITZEL,  
MARY KIRSOPP,  
ROCKY POINT LICENSEES ASSOCIATION,

COMPLAINANTS,

v.

SALT FORK UTILITY COMPANY,

RESPONDENT.

CASE NOS. 22-836-WS-CSS  
22-837-WS-CSS  
22-838-WS-CSS  
22-839-WS-CSS  
22-840-WS-CSS  
22-841-WS-CSS  
22-842-WS-CSS  
22-843-WS-CSS  
22-844-WS-CSS  
22-845-WS-CSS  
22-846-WS-CSS  
22-847-WS-CSS  
22-848-WS-CSS  
22-849-WS-CSS  
22-850-WS-CSS  
22-851-WS-CSS  
22-852-WS-CSS  
22-853-WS-CSS  
22-1183-WS-CSS

## ENTRY

Entered in the Journal on July 27, 2023

{¶ 1} Pursuant to R.C. 4905.26, the Commission has authority to consider a written complaint filed against a public utility by any person or corporation regarding any rate, service, regulation, or practice affecting or relating to any service furnished by that public utility that is in any respect unjust, unreasonable, insufficient, or unjustly discriminatory.

{¶ 2} Respondent, Salt Fork Utility Company (Salt Fork), is a public utility as defined in R.C. 4905.02, and both a certified water-works company and a certified sewage disposal system as defined in R.C. 4905.03, and, as such, is subject to the Commission's jurisdiction. According to its annual report, Salt Fork's business address is 1930 North Poplar Street, Suite 18, Southern Pines, North Carolina 28387 and its Controller is Marina Craven, who is located at that same address in North Carolina. The address of Salt Fork's physical location appears to be 74978 Broadhead Road, Kimbolton, Ohio 43749.

{¶ 3} On September 6, 2022, 18 complaint cases, captioned above as Case Nos. 22-836-WS-CSS through 22-853-WS-CSS, were each respectively filed against Salt Fork by the various complainants named, each of whom alleges to be a "Rocky Point Owner and Occupant" at Rocky Fork Ranch.<sup>1</sup> Broadly summarized, each of the 18 complaints allege the same thing: each respective complainant opposes any action by Salt Fork under a plan – announced by a park manager of Travel Resorts of America (TRA) at a June 2022 Rocky Point Owners Association membership meeting -- to shut off water service to the Rocky Fork Ranch, every year, weather permitting, during the period between the first day of November through approximately mid-April.

{¶ 4} On December 21, 2022, in Case No. 22-1183-WS-CSS (22-1183), an entity named Rocky Point Licensees Association (RPLA) filed a complaint against Salt Fork, purportedly on behalf the members of the Rocky Point Property Owners Association (RPPOA). According to the complaint, Salt Fork is owned and operated by TRA. Among other things, the complaint in 22-1183 alleges that: (1) Salt Fork has a record of negligence;

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<sup>1</sup> "Rocky Fork Ranch" appears to be a reference to an entity named Rocky Fork Ranch Resort & Campground which, according to its own website, is located at the same address as Salt Fork, namely, 74978 Broadhead Rd., Kimbolton OH 43749. Rocky Fork Ranch Resort & Campground purports to be owned by an entity named Travel Resorts of America, whose corporate address is 1930 Poplar Street, Suite 21, Southern Pines, North Carolina 28387.

and (2) TRA has arbitrarily shut off the supplying of water to RPPOA members at the Rocky Fork Ranch Resort and Campground.

{¶ 5} A written response to the complaints, signed by a person purporting to be Salt Fork's manager, was filed, in each respective above-captioned case.

{¶ 6} On March 1, 2023, the attorney examiner issued entries which found that these written responses, because they were not filed and signed by legal counsel, fail to qualify as the answer required of Salt Fork, in each respective case, under Ohio Adm.Code 4901-9-01(B). The attorney examiner directed Salt Fork to, through its counsel, file its answer and any other responsive pleading, in each respective case by March 21, 2023.

{¶ 7} To date, Salt Fork has failed to comply with the directives of the attorney examiner entry issued on March 1, 2023. To date, Salt Fork has not filed, through counsel, any answer or other responsive pleading in any of the 19 above-captioned complaint cases.

{¶ 8} Salt Fork is hereby directed to, on or before August 15, 2023, in each of the 19 above-cited cases, file a notice of appearance of its counsel and, through counsel, file, in each respective case, its formal answer or other directive pleading of the type required under Ohio Adm.Code 4901-9-01(B). Failure to timely meet this directive could result in commencement by the Commission of an enforcement action.

{¶ 9} It is, therefore,

{¶ 10} ORDERED, That Salt Fork comply with the attorney examiner's directive found in Paragraph 8 or, otherwise, expect to show cause why its Commission-issued operating authority should not be suspended or revoked. It is, further,

{¶ 11} ORDERED, That a copy of this Entry be served upon Salt Fork Utility Company, 74978 Broadhead Road, Kimbolton, Ohio 43749; upon Salt Fork Utility Company, 1930 North Poplar Street, Suite 18, Southern Pines, North Carolina 28387; upon Salt Fork Utility Company Controller, Marina Craven, 1930 North Poplar Road, Suite 18, Southern

Pines, North Carolina 28287; upon Rocky Fork Ranch Resort & Campground, 74978 Broadhead Road, Kimbolton, Ohio 43749; and upon Travel Resorts of America CEO, Steven Baldelli, 1930 North Poplar Road, Suite 18, Southern Pines, North Carolina 28287. It is, further,

{¶ 12} ORDERED, That a copy of this Entry be served upon each party of record in each of the 19 above-captioned cases.

THE PUBLIC UTILITIES COMMISSION OF OHIO

/s/Daniel E. Fullin

By: Daniel E. Fullin  
Attorney Examiner

NJW/dr

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

**7/27/2023 7:50:21 AM**

**in**

**Case No(s). 22-0836-WS-CSS, 22-0837-WS-CSS, 22-0838-WS-CSS, 22-0839-  
WS-CSS, 22-0840-WS-CSS, 22-0841-WS-CSS, 22-0842-WS-CSS, 22-0843-WS-  
CSS, 22-0844-WS-CSS, 22-0845-WS-CSS, 22-0846-WS-CSS, 22-0847-WS-CSS,  
22-0848-WS-CSS, 22-0849-WS-CSS, 22-0850-WS-CSS, 22-0851-WS-CSS, 22-  
0852-WS-CSS, 22-0853-WS-CSS, 22-1183-WS-CSS**

Summary: Attorney Examiner Entry ordering that Salt Fork comply with the attorney  
examiner's directive found in Paragraph 8 or, otherwise, expect to show cause why  
its Commission-issued operating authority should not be suspended or revoked  
electronically filed by Debbie S. Ryan on behalf of Daniel E. Fullin, Attorney  
Examiner, Public Utilities Commission of Ohio.