

RECEIVED

JUL 09 2019

PA PUBLIC UTILITY COMMISSION  
SECRETARY'S BUREAU

DEAR MRS. CHIAVETTA,

THE ATTACHED LETTER  
& EXHIBITS WAS ORIGINALLY  
SENT ON 4/25/19.

PHYSICAL PROBLEMS  
HAVE CAUSED ME TO  
DELAY PURSUING THE  
ATTACHED  
YOUR RESPONSE IS  
APPRECIATED.

*John H. ...*

To: MS. ROSEMARY CHIAVETTA  
SEC'Y PENNA. P.U.C. AREA CODE (717) 7878009  
POST OFFICE BOX 3265  
HARRISBURG, PA. 17105-3265

FM: MR. JOHN GUENTHER JR.  
2908 STATE HILL ROAD APT. H-9  
WYOMISSING, PA. 19610 AREA CODE (610) 6705818

DEAR MADAM SECRETARY;

I REFER YOU TO PA. PUC DOCKET NO I-2018-3001161  
SECTION 529 INVESTIGATION - NORTH HEIDELBERG SEWER CO.

PROPERTY ADDRESS: KOENIG ROAD, JEFFERSON TOWNSHIP

PIN: 4450-14-44-0514 PARCEL ID: 53-4450-1444-0514

BACKGROUND:

IT WAS/AM THE FOUNDER, LARGEST STOCK HOLDER,  
DEVELOPER, DESIGNER OF APPROX. 530 ACRES OF  
LAND, TO BE DEVELOPED INTO A YEAR AROUND ALL  
SPORTS COMPLEX, I WAS ALSO PRES. + GEN. MGR.

TO ACCOMPLISH THE ABOVE, PUBLIC WATER AND  
SEWER SERVICE WOULD BE REQUIRED, AND WAS BUILT.

I DESIGNED AND BUILT AN 18 HOLE GOLF COURSE  
WITH ALL NECESSARY AMENITIES AROUND THE COURSE  
FOR 40 FULLY IMPROVED HOMESITES.

THE GOLF COURSE OPENED FOR PLAY MAY 1969.  
INCLUDING THE BOTTOM FLOOR OF A 33,000 SQ. FT. CLUB  
HOUSE, 3 POOLS, TENNIS COURTS AND A GOLF PRACTICE  
AREA INCLUDING A 3 HOLE JR. GOLF COURSE AROUND THE  
PRACTICE AREA. IN ADDITION TO THE ABOVE, A WINTER

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2019 JUN 27 AM 10:29

PUC  
SECRETARY'S BUREAU

SKI AREA WITH SNOW MAKING, 2 SKI LIFTS, LIGHTS, AND SMALL LODGE INCLUDING SKI RENTALS, LESSONS, LIMITED FOOD AND SKI PATROL ROOM.

THE PROJECT WAS AN INSTANT SUCCESS. GOLF MEMBERS AND LOT SALES WERE OCCURRING WAY PAST OUR IMAGINATIONS.

PLANS TO START CONSTRUCTION OF A SECOND 18 HOLE GOLF COURSE AND PHASE II OF 60 MORE HOME SITES WERE IN THE MAKING.

ONE WEEK AFTER THE CLUB OPENED I GOT A CALL TO MEET ON SITE WITH THE ARMY CORP OF ENGINEERS. TO MAKE A LONG STORY SHORT THE GOVT WAS GOING TO TAKE AN UNDETERMINED AMOUNT OF LAND RIGHT THRU THE MIDDLE OF OUR 530 ACRE TRACT.

THAT NEWS WASN'T BAD ENOUGH, A LOCAL REAL-ESTATE BROKER GOT A LETTER FROM THE CORP ADVISING WE WOULD LOSE ALL OR PART OF 13 HOLES OF THE COURSE WE JUST OPENED. IT DIDN'T TAKE LONG FOR THAT NEWS TO TRAVEL AROUND BERRYS CTY. MEMBER SALES STOPPED, MANY WHO JOINED WANTED OUT. SAME WITH LOT SALES.

AS IT TURNED OUT WE LOST 3 HOLES AND BUILT 3 OTHER HOLES TO REPLACE THE LOST HOLES AND THRU THAT TIME PERIOD WE WERE ALWAYS ABLE TO PROVIDE AN 18 HOLE COURSE TO PLAY.

UNFORTUNATELY, THE COMMUNITY LOST INTEREST IN THE PROJECT AFTER THE GOV'T SAID WHAT THEY SAID IN THEIR LETTER TO THE REAL ESTATE BROKER

18 YEARS LATER WE SOLD THE CORPORATION.

WHY AM I CONTACTING YOU?

MY WIFE OWNS 7 ACRES OF LAND BOARDING THE 5TH HOLE OF THE GOLF COURSE. THE LAND IS ZONED R-2 WHICH ALLOWS 4 LIVING UNITS PER ACRE. THRU OUT THIS TIME I WAS TRYING TO KEEP THE PROJECT ALIVE, SO I PURCHASED 21 EDU'S AND RESEVED 26 (THE BALANCE OF AVAILABLE EDU'S) TO PROTECT OTHER LOT OWNERS WHO BOUGHT LOTS BUT HADN'T BOUGHT ANY EDU'S.

ENCLOSED YOU WILL FIND RECORDED INFORMATION TO VERIFY THE ABOVE.

I HAVE BEEN IN TOUCH WITH ATTNY. FRANCES P. ORTH OF AQUA PA, INC. SHE RECOMENDED THAT I CONTACT THE PA. P. U. C.. IN THE PROCESS I SPOKE TO MR. SPARKS WHO SUGGESTED I WRITE TO YOU

( I WISH TO INTERVENER INTO THESE PROCEEDINGS. RE: PA. PUC DOCKET NO I-2018-3001161 SECTION 529 INVESTIGATION - NORTH HEIDELBERG SEWER COMPANY. I AM SEEKING A PETITION OF INTEREST PRO-SE.

MY LOTS AND OTHERS NEED SEWER AVAILABILITY.

WE CAN'T AFFORD HAVING THESE EDU'S FALL THRU THE CRACKS.

PLEASE, CAN YOU HELP US. YOUR ADVICE WILL BE GREATLY APPRECIATED.

I REMAIN,

VERY TRUELY YOUR'S,

John H. Guenther, Jr.  
JOHN H. GUENTHER, JR.  
John H. Guenther, Jr.



**INSTRUMENT # 2018025031**

**RECORDED DATE: 07/26/2018 03:37:10 PM**



4766251-0010P

**Frederick C. Sheeler  
Berks County Recorder of Deeds**

Berks County Services Center 3<sup>rd</sup> Floor  
633 Court Street  
Reading, PA 19601  
Office: (610) 478-3380 ~ Fax: (610) 478-3359  
Website: [www.countyofberks.com/recorder](http://www.countyofberks.com/recorder)

**Document Type: ASSIGNMENT OTHER**

**Transaction #:** 5311551  
**Document Page Count:** 2  
**Operator Id:** bbloomer

**PARCEL ID(s): (See doc for additional parcel #'s)**  
53445014440514

**SUBMITTED BY:**  
WILLIAM C. BROWN & CO.  
629 WALNUT ST  
  
READING, PA 19601

**\* PROPERTY DATA:**

**\*\* PLEASE SEE DOCUMENT OR INDEX FOR PROPERTY DATA**

**\* ASSOCIATED DOCUMENT(S): REC BK 5192 PG 2171**

2011044703

<b>FEEES / TAXES:</b>	
RECORDING FEES: ASSIGNMENT	
OTHER	\$66.50
RECORDS IMPROVEMENT FUND	\$5.00
WRIT TAX	\$0.50
PARCEL ID FEE	\$10.00
<b>Total:</b>	<b>\$82.00</b>

**INSTRUMENT #: 2018025031**  
**Recorded Date: 07/26/2018 03:37:10 PM**

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Berks County, Pennsylvania.



**Frederick C. Sheeler  
Recorder of Deeds**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 3

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

Prepared By: Patricia A. Guenther  
2809 State Hill Road, Unit H9  
Reading, PA 19610

Return To: Patricia A. Guenther  
2809 State Hill Road, Unit H9  
Reading, PA 19610

Property Address: Koenig Road, Jefferson Township  
PIN: 4450-14-44-0514 Parcel ID: 53-4450-14-44-0514

**ASSIGNMENT**

**AND NOW, TO WIT**, this 26th day of JULY, 2018,  
**JOHN H. GUENTHER, JR.**, of the Township of Spring, Berks County, Pennsylvania, as the owner,  
purchaser, holder, or reservee of certain forty-six (46) equivalent dwelling units (EDU) acquired from  
North Heidelberg Water and Sewer Company by Agreement dated July 21, 2007 and recorded August 2,  
2007 in Record Book 5192 page 2171, Berks County records, and confirmed by Agreement with North  
Heidelberg Water Company, Inc., dated September 2, 2011 and recorded November 30, 2011 in  
Instrument No. 2011044703, Berks County records, does hereby set over, transfer and assign unto  
**PATRICIA A. GUENTHER**, without recourse and without any warranties or representations of any nature,  
express or implied, all of his right, title and interest, in and to said equivalent dwelling units (EDU).

**In Witness Whereof**, the said John H. Guenther, Jr., has hereunto set his hand and seal, the day  
and year first above written.

**Signed, Sealed and Delivered**  
In the presence of us

 (SEAL)  
John H. Guenther, Jr.

State of Pennsylvania

SS:

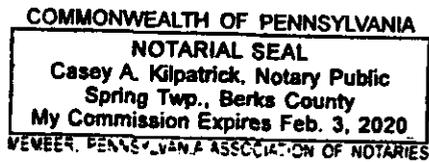
County of Berks

On the 26th day of July, 2018, before me,

Casey A. Kilpatrick

the undersigned officer, personally appeared John H. Guenther, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.



*Casey A. Kilpatrick*  
Title of Officer  
Notary

GUENTHER

2908 STATE HILL ROAD APT. H-9

WYOMISSING, PA. 19610

HARRISBURG PA 171

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COMMONWEALTH OF PENNSYLVANIA

PENNSYLVANIA PUBLIC UTILITY COMMISSION

400 NORTH STREET, 2ND FLOOR

HARRISBURG, PA. 17120

ATT: MS ROSEMARY CHIAVITA

17120-009399

