

RECEIVED

DEC 13 2019

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

DEC 7, 2019

MS. ROSEMARY CHIAVETTA

SECY PENNA. P.U.C.

FILE #

POST OFFICE BOX 3265

1-2018-3001161

HARRISBURG, PA. 17105-3265

DEAR MADAM SECRETARY;

THANK YOU FOR YOUR LETTER DATED DEC. 4, 2019.

ENCLOSED IS MY LETTER TO YOU DATED NOV. 24, 2019 SIGNED AS DIRECTED.

YOU MAY HAVE A LETTER FROM ME DATED APRIL 25, 2019,
(3 PAGES) AND CONFIRMATION OF MY RECORDED CLAIM ASSIGNMENT,
IN YOUR FILE. ALSO ENCLOSED FOR YOUR FILE, MY 1ST LETTER TO YOU.

YOU ADVISED ME IN YOUR LETTER OF JULY 2, 2019 SEND YOU AN
ORIGINAL SIGNATURE, THAT WAS DONE BY ME ON JULY 5TH, 2019.

SEPT. 4TH 2019 I WROTE YOU ADVISING "I HAVE HEARD NOTHING"

YOUR LAST CORRESPONDANCE DATED DEC 4, 2019 AGAIN
REQUESTED I SIGN IN INK MY LETTER OF NOV 24TH, 2019 ATTACHED
TO YOUR LETTER DATED DEC. 4, 2019. ENCLOSED AND SIGNED IN INK.

SINCE NONE OF THE FACTUAL INFORMATION IS INCLUDED IN
MY LETTER OF NOV, 24TH 2019, I AM INCLUDING MY 1ST LETTER WHICH
HAS INFORMATION PERTINANT TO MY CLAIMS IN THIS SITUATION.

IT WOULD BE HELPFUL OF YOU TO INCLUDE IN YOUR NEXT
LETTER YOUR OFFICE PHONE # HOPEFULLY A 1-800 #. THANK YOU.

LOOKING FORWARD TO YOUR RESPONSE AND HELP, I REMAIN,

HAPPY
HOLIDAYS!

John H. Quentz

RECEIVED

DEC 13 2019

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

NOV. 24TH 2019

TO: MS. ROSEMARY CHIAVETTA (SEC'Y)

PENNSYLVANIA PUBLIC UTILITY COMMISSION
400 NORTH STREET, 2ND FLOOR
HARRISBURG, PA. 17120

FROM: JOHN H. GUENTHER, JR.

2908 STATE HILL ROAD APT. H-9
WYOMISSING, PA. 19610 PHONE # 610-6705818

DEAR MADAM SECRETARY:

ON JULY 2ND, 2019 YOU INSTRUCTED ME TO SEND
ANOTHER COPY OF MY LETTER OF APRIL 25, 2019 WITH
AN ORIGINAL SIGNATURE. I DID SO AS INSTRUCTED ON 7-5-19.

ON SEPT. 4TH 2019 I ADVISED YOU I HAVE HEARD
NOTHING FROM YOU OTHER THAN YOUR NEEDING AN ORIGINAL
SIGNATURE ON MY APRIL 25, 2019 LETTER IN WHICH I
ADVISED YOUR OFFICE OF MY DESIRE TO INTERVINER INTO
THE PROCEEDINGS OF PA. PUC DOCKET NO I-2018-3001161
SECTION 529 INVESTIGATIONS - NORTH HEIDELBERG SEWER CO.

I AM SEEKING A PETITION OF INTEREST PRO-SE.

IN MY LETTER OF APRIL 25, 2019 I INCLUDED
OFFICIAL RECORDING AND NOTARIAL SEAL OF 46 EDU'S
RECORDED AUGUST 2, 2007 IN RECORD BOOK 5192 PAGE 2171,
BERKS COUNTY RECORDS.

I NEED YOUR HELP, PLEASE RESPOND.

I REMAIN,

VERY TRULY YOURS.

John H. Guenther Jr
INK SIGNATURE

John H. Guenther Jr
JOHN H. GUENTHER, JR

RECEIVED
2019 DEC -2 AM 9:58
PA PUC
SECRETARY'S BUREAU

(1)

APRIL 25, 2019

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:

I 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

(2)

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 GOVT SAID WHAT THEY SAID IN THEIR LETTER TO THE REAL ESTATE BROKER

18 YEARS LATER WE SOLD THE CORPORATION.

I UNDERSTAND YOU
ARE A FINE GOLFER.

AS THE FOUNDER, COURSE
ARCH. & BUILDER I STILL
HAVE GUEST PRIVILEGES AT
THE CLUB.

IF YOU WOULD LIKE TO
PLAY HEIDELBERG NEXT YR
YOU & 3 OTHERS. LET ME KNOW

(3)

WHY AM I CONTACTING YOU?

MY WIFE OWNS 7 ACRES OF LAND BOARDERING 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 RESEKVED 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 INTERVINER INTO THESE PROCEEDINGS.
RE: PA. PUC DOCKET NO E-2018-300161 SECTION 529
INVESTIGATION - NORTH HEIDELBERG, SEWER COMPANY.
I AM SEEKING A PETTITION OF INTEREST PRO-SE.

MY LOTS AND OTHERS NEED SEWER AVAILABILITY.

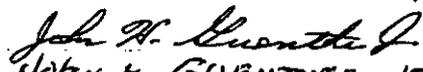
WE CAN'T AFFORD HAVING THESE EDU'S FALL THRU THE CRACKS.

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

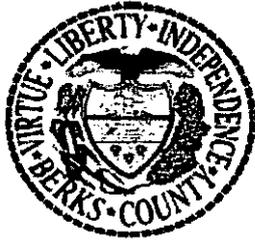
I REMAIN,

VERY TRUELY YOUR'S,


SIGNED IN INK


John H. Luontala
1/16/19

CORRECT INK SIGNATURE



Frederick C. Sheeler
Berks County Recorder of Deeds

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

INSTRUMENT # 2018025031

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



4766251-0010P

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**

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

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

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.**

RECEIVED

DEC 13 2019

PA PUBLIC UTILITY COMMISSION
 SECRETARY'S BUREAU

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

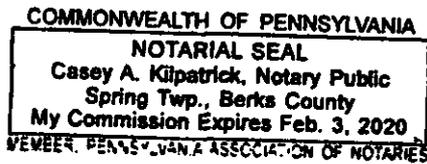
SS:

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

RECEIVED

DEC 13 2019

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

GUENTHER
2908 STATE HILL RD.
APT. #9
WYOMISSING, PA
19610

HARRISBURG PA 171

09 DEC 2019 AM 4:1



MS. ROSEMARY CHIAVETTA
SEC'Y PENNSYLVANIA P.O.C.
POST OFFICE BOX 3265
HARRISBURG, PA.
17105-3265

17105-326565

