

From: Cristina Jacuzzi <cristinajacuzzi@gmail.com>
Sent: Wednesday, August 12, 2026 1:38 PM
To: Hersley, Jean
Cc: Virginia Bradley; Dalila Martinez; Rachel Bonilla
Subject: Re: Ownership of Water right 63-32259
Attachments: August 2017 DEQ Correspondence Directing Official Water System Communications to Ryan Martin's Mailing Address (1) (1) (2) (1).pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Ms. Keen,

Thank you for your August 7, 2026 letter regarding Water Right 63-32259. I sincerely appreciate the Department taking the time to explain the history of its records and the process surrounding the Ownership Change.

After reviewing your letter, I would like to provide some additional historical information that I believe is important, particularly regarding why Southshore 2 HOA did not file an Ownership Change following the 2015 conveyance.

Our community transitioned from developer control to a homeowner-controlled HOA in approximately March 2017, shortly after the last home in the subdivision was sold. Prior to that transition, Ryan Martin had been handling the water billing for the builder and was already involved with the operation and billing of the community's water system.

When the homeowners took control of the HOA in March 2017, Mr. Martin served as our HOA manager for approximately two months, from March through May 2017. We were a brand-new homeowner-controlled association attempting to understand what property, infrastructure, records, responsibilities, and operations were being turned over to us by the developer.

During those two months, Mr. Martin continued to have knowledge of and involvement with the water system and water billing. However, he never explained to the Board how ownership or control of the water system was supposed to transition to the HOA, how the billing would be transferred, or whether there were filings or other actions the HOA needed to complete. Nor did we have a contract with him to continue billing; rather, we kept asking why we couldn't control our water system, as we all were under the impression this was a community well to serve our community and remain in our control.

We asked numerous times for information and direction regarding the water system and billing, but we were unable to obtain the answers or documentation necessary to understand what we were supposed to do or how we could take control of the system.

Mr. Martin's role as our HOA manager ended in approximately May 2017. Southshore 2 HOA subsequently transitioned to a different and independent management company, **Snake River HOA Management**.

In August 2017, however, while Mr. Martin apparently remained identified as an individual associated with or controlling our water system, an important document concerning the water system was provided to him. I have attached that document for your review.

Based on the records we have located, rather than this important information being provided to **Southshore 2 Homeowners Association**, which was then a homeowner-controlled HOA, or to our current management company, DEQ was directed by Mr. Martin to send the correspondence to his separate management business, **Boardwalk HOA Management**, which Mr. Martin owned and managed.

This is particularly concerning to us because, at that time, **Mr. Martin was no longer serving as Southshore 2 HOA's manager, and Boardwalk HOA Management was not our HOA management company**. We were being managed by Snake River HOA Management.

Had this information been provided directly to Southshore 2 HOA or to our actual management company, the homeowner-controlled Board would have had information that could have helped us understand the water system, **update** its ownership name and operation, and what steps or filings we may have needed to complete.

Instead, our community remained without the information and guidance necessary to understand how we were supposed to take control of the water system or what actions were required of the HOA.

This history is especially significant to us after reading your August 7 letter, which explains that if the 2015 Quitclaim Deed conveyed all or a portion of Water Right 63-32259 to the HOA, an Ownership Change should have been filed by the HOA.

At the time of the 2015 conveyance, however, the homeowners had not yet taken control of the HOA. When homeowner control finally occurred in 2017, we relied upon those managing the HOA and water billing to provide us with the records, information, and direction necessary to complete that transition.

We did not knowingly choose not to file an Ownership Change. We simply did not know that one was required, that it had not already been completed, or that the Department's records did not reflect the 2015 conveyance to the HOA.

It was not until this year, when our current HOA Board began looking much more deeply into the history of the water system, that we began locating these documents and understanding what had occurred.

Our community has been trying for years to obtain control and transparency over its water system and billing. As you know from our previous correspondence, this has been a long and difficult process.

We are now working with legal counsel to determine how to proceed. Unfortunately, the potential cost of litigation is tremendous for a small community consisting of only 15 homeowners.

Given these circumstances, I would greatly appreciate your guidance on one additional question:

Is there any administrative procedure, corrective filing, evidentiary process, or other mechanism available through IDWR that would allow the HOA to present the 2015 deed and this additional history and potentially correct the ownership record without requiring the Association to pursue a costly quiet-title action?

We understand and respect the Department's position that it cannot adjudicate competing private ownership claims. We are simply trying to determine whether there is any other administrative avenue available to our community, particularly given that the homeowners did not control the HOA when the 2015 deed was executed and subsequently did not receive information that could have alerted the homeowner-controlled Board to the actions it needed to take.

If there is any additional documentation we can provide, filing we can make, or procedure we can follow, we would be extremely grateful for your direction.

Thank you again for your time, your assistance, and for helping our community better understand what occurred.

Sincerely,

Cristina Jacuzzi
President
Southshore Subdivision No. 2 Homeowners Association

On Fri, Aug 7, 2026 at 11:10 AM Hersley, Jean <Jean.Hersley@idwr.idaho.gov> wrote:

The attached letter is in response to an email the Department received from Cristina Jacuzzi on July 29, 2026, regarding clarification regarding basis for water right separation. The Department hopes Mr. Keen's response is satisfactory. Please let me know if you have any questions. Thank you.



Jean Hersley

Technical Records Specialist II

Idaho Dept Water Resources

(208) 287-4942

Aug 12, 2026

DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO

Department of
Environmental Quality

1410 North Hilton • Boise, ID 83706 • (208) 373-0502

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

August 08, 2017

SOUTHSHORE WATER (ID3140254)
PO BOX 2654
EAGLE, ID 83616

Dear Administrative Contact:

Idaho Department of Environmental Quality's Drinking Water Program routinely provides public water systems with mail, invoice(s), and/or electronic correspondence. In the event of an emergency, we also need to be able to contact the appropriate individuals as quickly as possible. To do so, we need to ensure the contact information for your system is accurate.

Please take a moment to review the back of this letter. It lists the current mailing addresses, phone numbers, and e-mail addresses for the Administrative Contact, Financial Contact, Emergency Contact, Designated Operator(s), and Sampler(s) associated with your public water system. We also listed the connection count and population served for your system.

It is important to note that the "Sampler" contact information is used by our auto dialer to remind public water systems to take samples, provide public notification, or to complete a compliance schedule activity. Make sure to identify all of the "Sampler" contacts that should be receiving these reminders.

If the information we have is correct, then no further action is necessary and we thank you for the review. If our records are not correct, we respectfully request that you provide us with updated information as soon as possible. Please utilize our online tool located at <http://www2.deq.idaho.gov/water/dwcontacts> to update your public water systems contact information. The unique password that has been assigned to your water system is yxcTuaEv

We appreciate your assistance. Please contact JAMI DELMORE at 208-455-5300 or Jami.Delmore@phd3.idaho.gov if you have any questions, concerns, or to provide updated information.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Stoehr", with a horizontal line extending to the right.

Curtis Stoehr
Field Services Lead

Water System Contact Information

SOUTHSHORE WATER (ID3140254)

Number of Connections 11

Population 30

Type	Name	Address 1	Address 2	City	State	Zip	Buisness	Mobile #	Emergency	Email
AC	MARTIN, RYAN	PO BOX 2654		EAGLE	ID	83616	208-287-8811	208-484-5593		ryan@boardwalkidaho.com
DO	MEHIEL, THOMAS J	1904 E BEECH ST		CALDWELL	ID	83605	208-941-5989		208-454-2706	tom@valleyhydro.com
FC	MARTIN, RYAN	PO BOX 2654		EAGLE	ID	83616	208-287-8811	208-484-5593		ryan@boardwalkidaho.com
OW	SOUTHSHORE 2 WATER CO	PO BOX 2654		EAGLE	ID	83616				
SA	MEHIEL, THOMAS J	1904 E BEECH ST		CALDWELL	ID	83605	208-941-5989		208-454-2706	tom@valleyhydro.com

Please Change Our Address to:
PO BOX 968
Meridian, ID 83680



BOISE ID 837

18 AUG 2017 PM 1:11

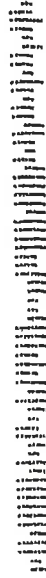


D.O.E.: Q
1410 N Hilton
Boise ID 83704

RECEIVED

AUG 21 2017

DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE WATER QUALITY PROGRAMS



8370681256

Update Contacts Ltr
Response

#3