

# BUYING, SELLING, OR RENTING

## WE NEED TO HEAR FROM YOU.

**W**henever a Jackson Electric service location is being transferred, we need to hear from all involved parties to ensure the proper handling of the electric service and avoid any service interruptions. Never assume that someone else has taken care of it.

**Selling a Property** When you sell your property, a call to Jackson Electric is a must. A member service representative will ask your last day for service, who is buying the property, and your forwarding address. In most cases, we will also have you sign an Electric Service Status Form, especially if we have not already heard from the buyer. Signing this form confirms that we are to finalize your account and possibly disconnect service if the buyer fails to contact us or hasn't met membership requirements within a week of the effective date.

- **Moving to another Jackson Electric service location:** We will need to know your updated address and effective start date of the new location.
- **Moving off Jackson Electric's service lines:** Please provide your forwarding address for any future correspondence and capital credits retirements. If applicable, your final billing statement will be mailed to your new address.



**Buying a Property** If you are not a member or your membership has been inactive for more than one year, you will need to complete a membership application and meet membership requirements. If membership requirements are not met or are incomplete, Jackson Electric may disconnect service until requirements have been fulfilled. The transfer date listed on the application will be verified with the seller.

**Tenants** If you are moving into a rental property and are not a member or your membership has been inactive for more than one year, you will need to complete a membership application and meet membership requirements.

If membership requirements are not met or are incomplete, Jackson Electric may disconnect service until requirements have been fulfilled. We will also confirm the correct transfer date with the landlord. A completed landlord agreement from your landlord must be on file at our office.

If you are moving out of a rental property, go to [jackelec.com](http://jackelec.com) or contact our office to request a tenant intent to vacate form. We will use this form to finalize your account and confirm the transfer date with your landlord.

**Landlords** Landlords need to complete a landlord property agreement and have this agreement on file before service is transferred (available online). This form tells us whether a property is supposed to transfer to a tenant's name or if the landlord wishes to keep it in their name. If you are a landlord and keep service in your name, you are responsible for the electric bill. If you do not wish to be held responsible for your tenant's bill, you will need to select the tenant responsible option, and your tenant will need to take out their own membership. Please note that Jackson Electric cannot discuss the tenant's account or billing information unless the tenant has signed an Authorized Party form allowing Jackson Electric to do so.

Jackson Electric does not notify landlords of disconnection status. If the service needs to be transferred into the landlord's name, then they must be an active member or have an updated member application on file and be in good standing. Jackson Electric will attempt to confirm the transfer with the tenant and obtain a forwarding address. We will not get involved with evictions.

*\*If you were a previous member of Jackson Electric and left an overdue balance, we will not allow a new account to transfer into your name until the collections balance is paid. If you move off our lines and the final billing statement is not paid, the balance will be turned over to collections, which will affect your credit score.*

### SNOWBIRDS

#### Update Your Contact Information

If you are back in the area, please be sure to update your contact information. Either contact our office or use our online SmartHub portal. Log in to your account, go to My Profile/Update My Billing Address. You can also enter the dates you'll be at your seasonal address.



### Jackson Electric Cooperative's 87th Annual Meeting

Tuesday, May 14, 2024, 7:00 p.m.  
Lunda Center, Black River Falls

Watch for your 2023 annual report in next month's Wisconsin Energy Cooperative News



## GET YOUR CAMERAS READY

We've received many great submissions so far in this year's member photo contest. There are still nine chances left to submit a winning photo to receive \$25 energy credit. Go to [jackelec.com](http://jackelec.com) and click the Photo Contest button to enter.

Congratulations to Theresa Grebinoski who took this winning shot in rural Neillsville for the January contest.

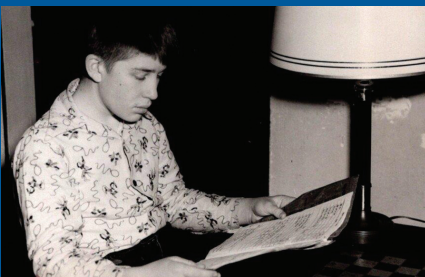
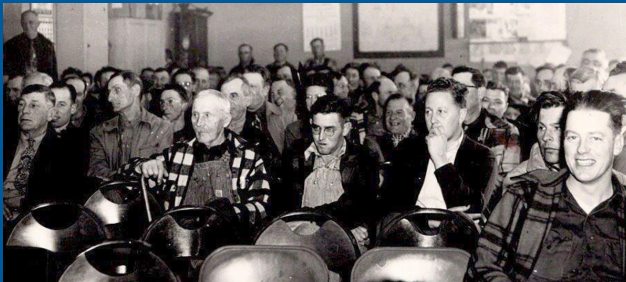


## MEMORIES ARE IN THE PHOTOS

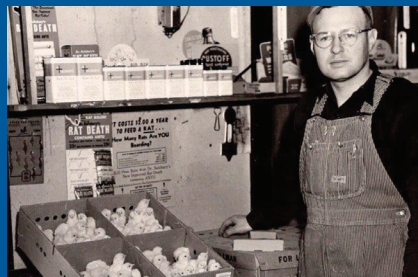
Here we see General Manager Art Larson, left, Mrs. Alice Johnson, and Board President Adolph Kostohryz. Mrs. Alice Johnson and her late husband, George, became the first members of the Jackson Electric Cooperative.



We're not sure what discussion was held at this meeting, but if you know, or know any of these faces, please let us know by calling our office or emailing to [info@jackelec.com](mailto:info@jackelec.com). This was a Farmers' Institute meeting held in April 1952.



Jimmy Harmer receives the Outstanding 4-H Electricity Project in April 1952.



Pictured is Guy Iliff, hatchery manager, April 1951. We're guessing we have this photo to signify the importance of having electricity in the poultry industry.

## WATER HEATER PROGRAM REMINDERS

- Jackson Electric no longer sells 50- and 85-gallon water heaters. There are 50- and 85-gallon water heaters in stock for warranty units only. (Published in June 2021).
- The warranty for a 50-gallon water heater is six years from the original purchase date.
- The lifetime warranty for an 85- and 100-gallon water heater is to the original owner only.
- Jackson Electric sells 100-gallon water heaters only to its members. A load management receiver is required to be installed and operating with each of these water heaters.
- Jackson Electric provides free service and parts during regular office hours only. (Published in July 2021).
- After-hours water heater repairs and after-hours pickup for new and replacement water heaters are no longer available. Please contact our office the next business day to request service. (Effective September 30, 2021).





# THE FACILITY CHARGE: What is included in this charge?

Your monthly electric billing statement has two main components: facility charge and energy charge. The energy charge is the easiest to understand. It is electricity used by the consumer. The consumer pays for what is used, and this is a charge that can be controlled by the consumer. The facility charge is a fixed charge that is set by your electric provider.

The facility charge is not related to how much electricity you use, nor does it refer to paying for Jackson Electric’s office building and warehouse. Rather, the facility charge represents your portion of Jackson Electric’s fixed costs that is used to pay for system-wide infrastructure upgrades necessary to keep electricity reliable and affordable.

When you drive the country roads, you see the power lines, poles, equipment on the poles, the green boxes in

the yards, and the meters. All of this, and then some, is necessary infrastructure to provide reliable electricity to Jackson Electric’s members. Other operational expenses include materials, equipment, labor needed to build and maintain the distribution system, system improvements to enhance service reliability, vegetation management, liability insurance, taxes, and administrative resources, to name only a few. Each Jackson Electric account pays for a portion of these costs in the facility charge.

Because you are a member of an electric cooperative, you pay for a portion of the expenses and debt, but you also receive a portion of the margins in the form of capital credits retirement.

Meter density also plays a factor in calculating the facility charge. Jackson Electric has approximately five meters per mile of line, compared to an investor-

owned or municipality electric utility that has anywhere between 50-60 meters per mile of line. Because an electric cooperative has fewer meters per mile of line to spread costs over, the facility charge is higher. Electric cooperatives were formed because investor-owned utilities didn’t want to serve the rural areas because there wasn’t any profit in doing so. Investor-owned utilities receive more revenue per mile of line with a higher meter density which factors into their lower facility charge.

Jackson Electric’s facility charge is currently \$1.15 per day. What can you purchase for that amount and receive the same amount of value you have with electricity? The next time you review your electric billing statement, look at your facility charge as a payment that ensures having electricity at the flip of a switch.

## ZOOMING IN ON JORDAN

For some people, a job shadow is what validates the decision to pursue a particular career path. That was the case for Jackson Electric apprentice lineman Jordan Zillmer. “I wasn’t entirely sure what I wanted to do, but I knew that I wanted a career where I could work outdoors,” says Jordan.



Jordan explored the electric line worker career path while he was still attending Black River Falls High School by participating in a ride-along with the Black River Municipal Utilities crew and having conversations with Jackson Electric Line Superintendent Eric Steien. “I talked to a few people in the line worker industry and became interested in the profession,” Jordan shares.

After completion of Chippewa Valley Technical College’s electrical distribution program, Jordan secured his first line worker position at Jackson Electric and looks forward to his apprenticeship training. “I enjoy the diversity and the ability to work in different locations and with different people each day,” he says.

A true outdoorsman, this position has proven to be a good fit for Jordan. When he’s off duty, you’ll either find him spending time in a tree stand or fishing. Asked at which store he would most like to max out his credit card, you could probably guess Jordan’s answer is Scheels.



**CALLING ALL THIRD-GRADERS:**

You’re invited to participate in the Wisconsin Electric Cooperative Association’s **ELECTRICAL SAFETY POSTER CONTEST**

Submit an original poster supporting electrical safety to your local electric cooperative by **April 30, 2024**, for a chance to win a **\$25 gift card!** The top three posters will be entered into the statewide poster contest for a chance to win one of three great prizes:

**1st place – Chromebook**  
**2nd place – \$100 Gift Card**  
**3rd place – \$75 Gift Card**

Visit [www.weca.coop](http://www.weca.coop) for details and an entry form.



# GET TO KNOW JACKSON ELECTRIC'S YOUTH AMBASSADORS

## Carson Schultz

**School attending:**  
Blair-Taylor  
**Grade in school:**  
Senior



**Why did you join the youth ambassador program?** My friend Ella recommended it to me.

**Future career interest/career path:** Paramedic.

**Extracurricular activities:** Basketball, football, baseball, Future Business Leaders of America, DECA (formerly Distributive Education Clubs of America), student council.

**Hobbies/part-time work:** Culver's in Black River Falls, spending time with friends, being outdoors.

**What three items would you bring with you on a deserted island?** Food/water, my phone, tent.

## Cadence Holliday

**School attending:**  
Melrose-Mindoro  
**Grade in school:**  
Junior



**Why did you join the youth ambassador program?** To be a bigger part of my community and help people in need.

**Future career interest/career path:** Pediatric ophthalmologist.

**Extracurricular activities:** Cross country, track, band, National Honor Society, basketball manager, student council, class president.

**Hobbies/part-time work:** Chiropractic technician, running, reading, traveling.

**What three items would you bring with you on a deserted island?** Blanket, magnifying glass, knife.

## Nevaeh DeHaven

**School attending:**  
Lincoln  
**Grade in school:**  
Junior



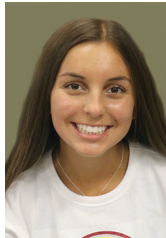
**Why did you join the youth ambassador program?** To improve my people skills and work with other people.

**Extracurricular activities:** Academic decathlon, band, choir, drama.  
**Hobbies/part-time work:** Volleyball, National FFA Organization.

**What three items would you bring with you on a deserted island?** Food, water, blanket.

## Katie Sedelbauer

**School attending:**  
Black River Falls  
**Grade in school:**  
Senior



**Why did you join the youth ambassador program?** I was involved with it last year, and I had a great time. It brought great opportunities to work with the community, which I love.

**Future career interest/career path:** Become an elementary education teacher or agricultural teacher.

**Extracurricular activities:** Tennis, track, wrestling manager, science club, National Honor Society, National FFA Organization, Raise Your Voice, pep club, leadership, Fellowship of Christian Athletes, Miss Jackson County program.

**Hobbies/part-time work:** Carp shooting, hunting, employment at Superior Fresh and Nick's Welding.

**What three items would you bring with you on a deserted island?** Matches, water filter, tent.

## Dea Jacobson

**School attending:**  
Lincoln  
**Grade in school:**  
Junior



**Why did you join the youth ambassador program?** To improve my leadership skills and opportunities to get involved in the community.

**Future career interest/career path:** Math teacher.

**Extracurricular activities:** Student council, FBLA (Future Business Leaders of America).

**Hobbies/part-time work:** Baking, reading, part-time cleaning job at the Garden Valley Town Hall.

**What three items would you bring with you on a deserted island?** Food, Dr. Pepper.

## Kenley Brown

**School attending:**  
Black River Falls  
**Grade in school:**  
Junior



**Why did you join the youth ambassador program?** To volunteer, give back, and learn more about this community. I enjoyed coming to the bring a friend meeting last year.


**Future career interest/career path:** Nursing

**Extracurricular activities:** Volleyball, basketball, softball, Fellowship of Christian Athletes, science club.

**Hobbies/part-time work:** Sports, employment at Dairy Way and lifeguarding.

**What three items would you bring with you on a deserted island?** Matches, water, food.



Your Touchstone Energy® Cooperative 

Customer Service 715.284.5385  
800.370.4607  
Outage Reporting 855.222.DARK (3275)  
Diggers Hotline 800.242.8511  
Card Payments 844.759.3984  
www.jackelec.com    

Mailing Address: N6868 County Road F  
Black River Falls, WI 54615  
Office Hours: Monday – Friday, 7:30 a.m. to 4:00 p.m.  
Board of Directors: Gary Woods, President  
Chris Curran, Vice President  
David Peasley, Secretary-Treasurer  
Jerry Huber, Dairyland Power Representative  
Dan Smrekar, Kristi Hanson, Brian Huber,  
Troy Torkelson, Les Dokkestul  
Kevin Babcock, General Manager/CEO

*Jackson Electric Cooperative is an equal opportunity provider and employer.*

Your Touchstone Energy® Partner 