

CHRISTINE J. HAMMOND (SBN 206768)  
AARON H. BLOOM (SBN 281079)  
CANDACE J. MOREY (SBN 233081)  
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[Exempt from filing fees per Gov. Code § 6103]

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SAN BERNARDINO**

CALIFORNIA PUBLIC UTILITIES  
COMMISSION,

Petitioner,

v.

HAVASU WATER COMPANY, also known  
as Havasu Water Company, Inc., a California  
corporation (U-352-W); JENNIFER L.  
HODGES, an individual; and JH FAMILY  
LIMITED PARTNERSHIP, a California  
limited partnership.

Respondents.

CIVSB2625211

**Case No. [TO BE ASSIGNED]**

**EX PARTE APPLICATION FOR:**

- 1. APPOINTMENT OF A RECEIVER;**
- 2. TEMPORARY RESTRAINING ORDER; AND**
- 3. ORDER TO SHOW CAUSE REGARDING PRELIMINARY INJUNCTION AND CONFIRMATION OF RECEIVER.**

[Pub. Util. Code § 1826; Code Civ. Proc. §§  
564(b)(8), 527; Cal. Rules of Court, rules 3.1175-  
3.1176]

**Hearing Date: [TO BE SET UPON DEPARTMENT ASSIGNMENT]**

09/04/2026  
08:30 AM  
S-22

Remote appearance requested [Cal. Rules of  
Court, rule 3.672]

Action filed: [August 27, 2026]

**EX PARTE APPLICATION**

616747991

1 **TO ALL PARTIES AND THEIR ATTORNEYS OF RECORD:**

2 PLEASE TAKE NOTICE that as soon as the matter may be heard, in the to-be assigned  
3 Department of the County of San Bernardino Superior Court, Petitioner California Public  
4 Utilities Commission (Commission) will and hereby does apply *ex parte* for:

5 (1) The appointment of a receiver—Scott M. Sackett—to take possession, custody,  
6 and control of the Receivership Property; operate, manage, maintain, and preserve Havasu’s  
7 water system; marshal and safeguard Havasu’s assets; collect revenues and pay operating  
8 expenses; retain and discharge personnel and professionals; and exercise the other powers stated  
9 in the [Proposed] Order and conferred on receivers by Code of Civil Procedure section 568, all  
10 under the supervision of this Court. For purposes of this Application, “Receivership Property”  
11 means all real and personal property, facilities, equipment, fixtures, infrastructure, accounts,  
12 revenues, books and records, permits, contracts, rights, and other property necessary, used, or  
13 useful to provide water service through Havasu’s system, wherever located, including three  
14 parcels (Assessor Parcel Numbers (APNs) 0649-212-19, 0649-281-28, and 0649-211-10) that  
15 Havasu recently unlawfully conveyed from it to the JH Family Limited Partnership or any other  
16 property Ms. Hodges may have transferred from the utility without the Commission’s approval.  
17 The partnership is under Jennifer Hodges’s control as the sole general partner. As to the three  
18 parcels, the Commission asks only that the Receiver be permitted to access and use the property  
19 and infrastructure on or serving those parcels as is reasonably necessary to operate the water  
20 system; it does not ask the Court to adjudicate title.

21 (2) An Order to Show Cause why the receiver’s appointment should not be  
22 confirmed; and;

23 (3) A Temporary Restraining Order and an Order to Show Cause Why a Preliminary  
24 Injunction should not be issued ordering the parties not to:

25 a. Commit or permit any waste of the Receivership Property or any part  
26 thereof, or suffer or commit or permit any act on the Receivership Property or any part thereof in  
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1 violation of law, or remove, transfer, encumber or otherwise dispose of any of the Receivership  
2 Property or any part thereof;

3 b. Directly or indirectly interfere in any manner with the discharge of the  
4 Receiver's duties under this Order or the Receiver's possession of, and operation or management  
5 of the Receivership Property;

6 c. Expend, disburse, transfer, assign, sell, convey, devise, pledge, mortgage,  
7 create a security interest in, encumber, conceal or in any manner whatsoever deal in or dispose of  
8 the whole or any part of the Receivership Property;

9 d. Withhold any Receivership Property, including any assets, books, records,  
10 or funds from the Receiver; and

11 e. Do any act which will, or which will tend to, impair, defeat, divert,  
12 prevent or prejudice the preservation of the Receivership Property.

13 As to the three parcels, or any other property Ms. Hodges may have transferred from the  
14 utility without required Commission approval, the Commission requests that the Court's  
15 injunctive relief expressly restrain Ms. Hodges and the JF Family Limited Partnership from  
16 taking any of the above actions without Court approval. The Receiver requires unrestricted  
17 access to and use of the parcels and water treatment infrastructure located on them, to stabilize  
18 utility operations, provide water service, and determine plans to rehabilitate the utility. Injunctive  
19 relief is necessary to prevent any further dispensation of property necessary and useful to operate  
20 the utility, until the Commission has determined the validity and effect of the transfers in an  
21 appropriate proceeding.

22 (4) In the alternative, if the Court cannot appoint a receiver on *ex parte* basis, the  
23 Commission moves for an order shortening time for a hearing on the Commission's Petition for  
24 Appointment of a Receiver and Injunctive Relief filed concurrently with this Application.

25 This Application will be based on Public Utilities Code section 1826, Code of Civil  
26 Procedure section 564(b)(8), and California Rules of Court, rules 3.1175 to 3.1176. This  
27 Application is made on the grounds that Decision (D.) 26-06-010 authorizes the Commission to  
28

petition this Court for appointment of a receiver based on the Commission’s findings, issued after notice and hearing, that Havasu is unable or unwilling to adequately serve its ratepayers and is unresponsive to the Commission’s rules and orders.

The immediate appointment of a receiver *ex parte* is necessary to protect the health and safety of Havasu’s customers. Havasu provides the only water service available to approximately 226 customers in Havasu Lake, an unincorporated desert community. Expedited transfer of control to independent and qualified management is critical, as Havasu’s customers face an emergency and threat to public health posed by Havasu’s conduct, including Havasu’s ongoing provision of unsafe drinking water, neglect of key emergency infrastructure such as fire hydrants, and the impending emergency from Havasu’s loss of access to its only source of water.

The immediate appointment of a receiver *ex parte* is also necessary to protect and preserve the Receivership Property for the benefit of Havasu’s customers. The property and equipment necessary to operate the water system is in Ms. Hodges’ sole control and is vulnerable to unauthorized transfers from the utility. On October 22, 2025—five days before evidentiary hearing in the Commission’s formal Investigation—Ms. Hodges signed grant deeds conveying three parcels of property owned by Havasu to her namesake partnership, including a parcel containing Havasu’s water treatment plant. Ms. Hodges acted without Commission approval, and to date has not notified the Commission of the transfers.

The temporary restraining order and preliminary injunction are necessary to enjoin current management of Havasu from interfering with the duties of the Receiver or taking any adverse actions with respect to the Receivership Property. Moreover, because the Commission has learned that Havasu and its owner Ms. Hodges have already unlawfully transferred Havasu utility property without Commission approval to the JH Family Limited Partnership, the temporary restraining order and preliminary injunction are necessary to both ensure the Receiver can access and use of all property formerly owned by Havasu, and to prohibit Ms. Hodges and JH Family Limited Partnership from further transferring or encumbering any interest in Havasu’s property, including but not limited to the parcels, without a Court order.

1 If for any reason a receiver cannot be appointed on an *ex parte* basis, the Commission  
2 requests that the Court grant an Order Shortening Time for a hearing on the Commission's  
3 application for appointment of a receiver on an expedited basis and to issue the temporary  
4 restraining order

5 This Application is supported by the concurrently filed Memorandum of Points and  
6 Authorities in Support of *Ex Parte* Application for Appointment of Receiver; Petition for  
7 Appointment of Receiver and for Injunctive Relief; [Proposed] Order; Declarations of James  
8 Boothe, Scott M. Sackett, and Kimiko I. Elguea; and Request for Judicial Notice.

9 **NOTICE WILL BE PROVIDED ONCE THE MATTER IS SET FOR HEARING**

10 Upon assignment of a department and setting of the *ex parte* hearing, the Commission  
11 will provide Respondents notice of the hearing in accordance with California Rules of Court,  
12 rule 3.1203, and will timely serve the Ex Parte Application and supporting papers in accordance  
13 with rule 3.2106.

14 If the Court grants Petitioner's request for the *ex parte* appointment of a receiver, the  
15 matter must be made returnable upon an order to show cause why the appointment should not be  
16 confirmed. An order to show cause must be made returnable on the earliest date that the business  
17 of the Court will admit, but not later than 15 days or, if good cause appears to the Court, days  
18 from the date the order is issued. California Rules of Court, Rule 3.1176(a).

19 **PARTIES AND COUNSEL**

20 Per California Rules of Court, rule 3.1202, the Commission provides the following  
21 identification of attorney or party:

22 1. Respondent Havasu Water Company (Havasu) is a California corporation and a  
23 public utility water corporation (U-352-W). Per the records of the California Secretary of State:

24 *Principal Address:* 148896 Havasu Lake Road, Havasu Lake, CA 92363

25 *Mailing Address:* P.O. Box 1690, Havasu Lake, CA 92363

26 *Agent for Service:* Jennifer Hodges, 2312 Park Ave., #421, Tustin, CA 92782

27 *Telephone:* (760) 858-4619

1           2.       Respondent Jennifer L. Hodges is Havasu's president and sole owner, and its  
2 agent for service of process at 2312 Park Ave., #421, Tustin, CA 92782, per the records of the  
3 California Secretary of State. Ms. Hodges has corresponded with Commission staff from the  
4 email addresses [havasuwater@outlook.com](mailto:havasuwater@outlook.com) and [cnmoney@aol.com](mailto:cnmoney@aol.com), most recently on August  
5 24, 2026. Her telephone number is not known to Petitioner.

6           3.       Respondent JH Family Limited Partnership (JH's Partnership) is a California  
7 limited partnership. Per the records of the California Secretary of State:

8                   *Principal Address:*   77820 Vineyard Canyon Rd., San Miguel, CA 93451

9                   *Mailing Address:*   P.O. Box 177, San Miguel, CA 93451

10                  *Agent for Service:*   Julie Mains, 2753 Camino Capistrano, Ste. B-1, San  
11                                           Clemente, CA 92672

12           4.       Ms. Hodges controls both Havasu and the JH Partnership. She is Havasu's  
13 president, sole director, and sole owner, and JH's Partnership's Certificate of Limited  
14 Partnership identifies her as its sole general partner. (RJN Ex. H.)

15           5.       Patrick Webb, Law Offices of Patrick D. Webb, 402 W. Broadway, Ste. 400, San  
16 Diego, CA 92101-3554, telephone (619) 548-4727, email [pwebb@webbcarey.com](mailto:pwebb@webbcarey.com), was counsel  
17 of record in Commission Investigation (I.) 25-08-007. The Commission is not presently aware  
18 whether Mr. Webb represents Havasu or Ms. Hodges in this action. Out of an abundance of  
19 caution, the Commission will provide Mr. Webb with notice of this Application.

20           6.       Julie B. Mains is an active member of the State Bar of California and is identified  
21 in the California Secretary of State's records as the agent of service for JH's Partnership's (as  
22 stated in ¶ 3). The Commission is not presently aware whether Ms. Mains represents JH Family  
23 Limited Partnership or Ms. Hodges in this action. Julie B. Mains is the agent for service of  
24 process for JH's Partnership; the Commission will provide her notice of this Application as to  
25 JH's Partnership. (RJN Ex. H.)

26           7.       No attorney has appeared for any Respondent in this action. (Cal. Rules of Court,  
27 rule 3.1202(a).)

1 August 27, 2026

Respectfully Submitted,

2 CHRISTINE J. HAMMOND  
3 AARON H. BLOOM  
4 CANDACE J. MOREY  
5 KIMIKO I. ELGUEA

6 By:



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13 Commission