



Control Number: 43704



Item Number: 226

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Donna L. Nelson
Chairman

Kenneth W. Anderson, Jr.
Commissioner

Brandy D. Marty
Commissioner

Brian H. Lloyd
Executive Director



Rick Perry
Governor

2015 JUN 23 AM 10:20

Public Utility Commission of Texas

January 22, 2015

Alara Canyon Creek S6017
8225 N FM 620
Austin, TX, 78726-1888
alaracanyonmgr@greystar.com

RECOMMENDATION

Project No. 43704 #87
Registration Request of Alara Canyon Creek to Change from Submetered to Allocated Billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2)

On November 5, 2014, Alara Canyon Creek, Registration No. S6017, filed a request to change from Submetered to Allocated billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2). The request was assigned Project No. 43704 #87.

Based on a review of the information provided, it appears the request meets the requirements of Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2), and should be granted. The Commission's records should be updated to reflect the change from Submetered to Allocated billing upon receipt of PUC Form 10363 to be filed by Alara Canyon Creek .

Please reference Subchapter H, §24.123 (c) of the PUC's rules which state the following: Tenant agreement to billing method changes. An owner shall not change the method by which a tenant is billed unless the tenant has agreed to the change by signing a lease or other written agreement. The owner shall provide notice of the proposed change at least 35 days prior to implementing the new method.

Also, Subchapter M, Sec. 13.5031.(1) of the Texas Water Code requires that the rental agreement must contain a clear written description of the method of calculation of the allocation of nonsubmetered master metered utilities for the manufactured home rental community, apartment house, or multiple use facility.

For future correspondence concerning Registration #S6017, please reference the same Docket # 43704 #87.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Benter".

Tammy Benter, Director
Water Utility Division

TB/DRT

226

November 5, 2014

43704

SAP 6017

Public Utility Commission
Water Utilities Division
Attn: Debbie Reyes Tamayo
1701 N. Congress Avenue, P.O. Box 13326
Austin, TX 78711-3326

RECEIVED
2014 NOV 13 AM 9:20
PUBLIC UTILITY COMMISSION
FILING CLERK

RE: Request for Approval to Change Billing Method

Alara Canyon Creek
8225 FM 620, Austin, TX 78726
Registration No. S6017

Dear Ms. Reyes Tamayo:

Our company serves as the utility billing provider for the above-referenced property ("Alara Canyon Creek"), upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas ("PUC") approve this property to transition from submetered to allocated billing.

We understand that Texas Water Code § 13.502 permits owners to switch from submetered to allocated billing upon a showing of good cause and approval by the utility commission. For the following reasons, we believe that Alara Canyon Creek meets the good cause requirements outlined in the Code, and we respectfully ask that the PUC approve this request.

Over the past several months, the submeter system has started to malfunction requiring that the property incur ongoing repair and replacement costs above and beyond normal wear and tear. The cost to replace/upgrade the entire system is **\$81,859.00**. Attached is the proposal for repair. The property does not have the capital resources to make the meter replacement at this time, and respectfully requests change to allocation be allowed.

Should you require any additional information in making your determination, please do not hesitate to contact me directly.

Very truly yours,



Sabrina Patterson
Senior Counsel

Property Code:

lr30

CONSERVICE

utility management & billing

PO Box 4647
Logan, UT 84323
Phone 855-737-7710 Fax 435-792-6678

PFR # Legal

Date

10/24/14

PROPOSAL FOR INSTALLATION / REPAIR

We are pleased to provide you with this Proposal For Installation / Repair.
We are committed to providing the very best quality and timely service.

Community Information

Property Name
Address
City
State

Alara Canyon Creek
8225 N FM 620
Austin
TX

Property
Corporate
Phone #
Email
Portfolio

Nick Forte

512-401-2120
alaracanyonmgr@greystar.com
Greystar

Mike Newton
Account Manager
Melody Callan
Billing Manager

System Information

Meter Type

PSMT 1/5

Replacement Meter

Same

Communications

Inovonics Tap 3

Modem

1512-250-9887

DCC Working Properly

Yes No

RETAIL Units

Yes No

Manual Read System

Yes No

Installed by Conservice

Yes No

Under Warranty

Yes No

Under Maintenance

Yes No Cold H2o Hot H2o

Hot H2o Allocation

Electric Thermostat

| | |
|---------------------|-----|
| REPEATERS | 21 |
| Repeater ISSUES | 0 |
| Total UNITS | 444 |
| Total SUBMETERS | 442 |
| Submeters Operating | 0 |
| Submeter ISSUES | 442 |
| Operating Level | 0% |

Unit # and details for work are listed on page 2 at the bottom of this work sheet/screen.

Parts Pricing as required for installation / repair.

Meter
Battery
Repeaters

| Qty | Each | Total |
|-----|----------|-------------|
| 444 | \$51.00 | \$22,644.00 |
| 18 | \$225.00 | \$4,050.00 |

Touch Pads
Register
RT 500

| Qty | Each | Total |
|-----|------|--------|
| | | \$0.00 |
| | | \$0.00 |
| | | \$0.00 |

Transmitter
Receiver
RDL

| Qty | Each | Total |
|-----|------------|-------------|
| 444 | \$47.00 | \$20,868.00 |
| 1 | \$252.00 | \$252.00 |
| 1 | \$1,375.00 | \$1,375.00 |

Install / Repair Estimate

LABOR

Upgrade Labor

\$32,400.00

LABOR

\$49,189.00

PARTS/MATERIALS LISTED ABOVE

\$81,589.00

TOTAL

DC

PLEASE SEE COMMENTS SECTION ON PAGE 2

Prices for parts, materials and labor are subject to change based on installation/repair needs, actual costs and/or warranty agreement.

We will continue to prepare estimated bills for these units. Please be advised that by not authorizing these repairs you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein.
You acknowledge that you are authorized to sign this proposal on behalf of your company.

Please FAX back to Conservice at 435-792-6678. Once received we will contact you to schedule an installation / repair date.
If we do not receive this approved PFR within 30 days, we will assume you do not want these repairs.

Accepted and Approved By:

Signature

Date

Print Name and Title

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled. Once scheduling is confirmed by the property, Conservice must be notified at least two business days prior to service date via email at meters@conservice.com if the visit needs to be rescheduled. If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of \$250 for related expenses.

IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR REPAIRS TO BE PERFORMED

To Decline Repairs:

Please sign below and Fax back to Conservice.

Signature

Date