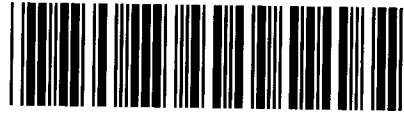




Control Number: 43704



Item Number: 946

Addendum StartPage: 0

43704



GABLES.
WEST AVENUE

November 9, 2015

2015 NOV 10 AM 9:16

FILING CLERK

Public Utility Commission of Texas, Filing Clerk
1701 North Congress Ave
P.O. Box 13326
Austin, TX 78711-3326

RE: Conversion from Submetering to Allocation at West Avenue Loft - S5368

To whom it may concern:

The submetering system at West Avenue Loft is an older submetering system in which is in need of major repair. Employees and contractors of West Avenue Loft have made diligent efforts to repair the meters without success.

The property has explored the feasibility of repairing the submetering system, but the cost would be prohibitive. Attached is a proposal for the repairs to the wireless meter reading system. As you can see, the cost is significant. Consequently, we believe that good cause exists pursuant to Section 24.123(d) to change from submetered to allocated billing. The residents currently sign a Texas Apartment Association form lease which indicated that they will be responsible for water and wastewater and also sign a "Lease Addendum for Water/Wastewater Submeter Billing in Apartments" and receive the "Tenant Guide to Submetered Water or Wastewater Service". It is our intent to provide existing residents 35-day notice of the new allocation and request their written approval of such modification following Section 24.123(c). This would typically only occur upon new leases and when existing tenants renew their lease.

We intend to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for common area and allocate the remaining ninety-five (95%) back to the residents based on number of occupants in each unit per Section 24.124(e)(2)(A)(ii). Irrigation is in use at the property and separately metered by the city, which will not be used in the allocation per Section 24.124(e)(1)(B)(iii).

Please provide written approval of the conversion to water allocation billing for West Avenue Loft. If you have any questions, please do not hesitate to contact me.

Sincerely,

Magyari Gordon
Property Manager

cc:

enc: (1)

946

6



resident services

QUARTERLY DIAGNOSTIC REPORT

July 24, 2015

Gables West Avenue Lofts

Austin, TX

Gables Residential Trust

Current Alerts Reported: 144
Current System Health: 40.0%

P4305

✦ System & Warranty Status

of Units: 240
Utility Measured - Method of Measurement: Water - Full Capture
Description of Meter Equipment: Inovonics Tapwatch 3 - Master Meter 3/4" Multijet

Access/Modem Number: (512) 494-9018

AUM Labor Warranty Expiration Date: N/A - System was not installed by AUM
Parts & Materials Warranty Expiration Date: N/A - System was not installed by AUM

✦ Summary of Unit Findings

Usage Alerts:
High Usage Alerts Reported: 0
Low Usage Alerts Reported: 2

Equipment Errors:
No Usage Alerts Reported: 0
Transmitter Errors Reported: 142
Repeater Errors (Inovonics Systems Only): 1

✦ Estimated Costs

Labor:	\$750.00
Parts & Materials:	\$11,047.00
Subtotal:	\$11,797.00
Contingency (Possible Additional Meters):	\$7,065.00
Warranty Coverage:	\$0.00
Estimate Total:	\$18,862.00

Signature

Date

A priced and signed estimate must be submitted to AUM Engineering to schedule repairs. Contact AUM Engineering at 1-800-418-5393 or engineering@aum-inc.com to request pricing or with any questions pertaining to this report.