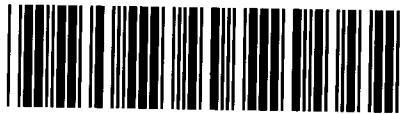




Control Number: 45522



Item Number: 751

Addendum StartPage: 0

45522

May 4, 2016

Ms. Tammy Benter, Director
Water Utility Division
Public Utility Commission of Texas
Central Records
1701 N Congress, Suite 8-100
Austin, Texas 78701

RECEIVED
2016 MAY 20 AM 9:03
PUBLIC UTILITY COMMISSION
FILING CLERK

Re: Billing Change Request – Submetered Billing to Allocated Billing – The View at Encino Commons – San Antonio, TX

Dear Ms. Benter:

Our community is requesting to change the method that we bill the residents of this community for water and sewer from the use of water submeters to an allocated billing program.

The current submeter system consists of the following components:

Water Submeter	-	Siemens WFU water meter
Radio Frequency Reading System	-	Hexagram Star RF Transmitter and Data Collection Device

Both the water submeter and the rf system are antiquated and the support from these manufacturers is limited at best. We have received several estimates to replace this system and the total cost to replace is in the range of \$ 200.00 per unit or \$ 65,200.00 for 324 units.

We would like to request that we change the method of billing the residents from using a submetered billing method to utilizing the Allocated Billing method Occupancy and size of rental unit using a 50% ratio for ratio occupancy method and 50% for the size of the tenant's dwelling unit divided by the total size of all dwelling units.

Please review this request and let me know if you have any questions or

751



May 4, 2016

Ms. Tammy Benter, Director
Water Utility Division
Public Utility Commission of Texas
Central Records
1701 N Congress, Suite 8-100
Austin, Texas 78701

Re: Billing Change Request – Submetered Billing to Allocated Billing – View at Encino Commons - 21303 Encino Commons Blvd, San Antonio, TX 78259 – 324 Apartments

Dear Ms. Benter:

Our community is requesting to change the method that we bill the residents of this community for water and sewer from the use of water submeters to an allocated billing program.

The current submeter system consists of the following components:

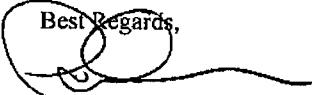
Water Submeter - Siemens WFU water meter
Radio Frequency Reading System - Hexagram Star RF Transmitter and Data
Collection Device

Both the water submeter and the rf system are antiquated and the support from these manufacturers is limited at best. The components of the system are failing and the entire system needs to be replaced. We have received several estimates to replace this system and the total cost to replace is in excess of \$ 200.00 per unit (\$ 65,200.00 for 324 units).

We would like to request that we change the method of billing the residents from using a submetered billing method to utilizing the Allocated Billing method Occupancy and size of rental unit using a 50% ratio for ratio occupancy method and 50% for the size of the tenant's dwelling unit divided by the total size of all dwelling units.

Please review this request and let me know if you have any questions or need additional information.

Best Regards,



Kristy Parker

Community Manager

21303 Encino Commons San Antonio, Texas 78259 210.497.1500 Fax 210.497.1620
EncinoCommons@PegasusResidential.com



February 11, 2015

Ms. Tammy Benter
Public Utility Commission
Water Utilities Division
1701 N. Congress Avenue
P. O. Box 13326
Austin, Texas 78711-3326

RE: Conversion From Submetered to Allocated Billing - Encino Commons Apts. – San Antonio, TX

Dear Ms. Benter:

We would like to apply to change the billing methodology at the above referenced community from a sub metered method to and allocated billing method.

The current sub metering system consists of a water sub meter and a Hexagram radio frequency reading system. The Hexagram transmitters contain a battery that has a recommended battery life that is not being met. A number of these batteries are failing and more are beginning to fail with the expectations that all of the transmitters will be affected. Due to the fact that a battery in a Hexagram transmitter cannot be replaced, the cost to repair these issues will include the replacement of all of these transmitters. The projected cost to perform this work will exceed \$ 35,000.00.

We are requesting that this property be allowed to change to an Allocated Billing method. The community understands the process of changing to this method and would like to move forward. Please review this letter and let me know how to best proceed.

Please call or email if you have any questions or I can be of any assistance.

Best Regards,

David Garwood
President
Oates Energy

14286 Beach Blvd.	904-242-0075 phone
Suite #12	904-613-1377 cell
Jacksonville, FL 32250	904-242-0069 fax



Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: _____
 By: _____
 Docket No. _____
 (this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company.

Name	MCCANN REALTY PARTNERS, LLC						
Mailing Address:	2520 GASKINS ROAD	City	RICHMOND	State	VA	Zip	23238
Telephone# (AC)	804-290-8890	Fax # (if applicable)	804-747-7848				
E-mail	DBT@PEGASUSRESIDENTIAL.COM						

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	VIEW AT ENCINO COMMONS						
Mailing Address:	21303 ENCINO COMMONS BLVD	City	SAN ANTONIO	State	TX	Zip	78259
Telephone# (AC)	210-497-1500	Fax # (if applicable)	210-497-1620				
E-mail	ENCINOCOMMONS@PEGASUSRESIDENTIAL.COM						

Apartment Complex
 Condominium
 Manufactured Home Rental Community
 Multiple-Use Facility

If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for Water Wastewater Submetered OR Allocated ★★★

Name of utility providing water/wastewater: SAN ANTONIO WATER SYSTEM

Date submetered or allocated billing begins (or began): 6/1/16 Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

Not applicable, because Bills are based on the tenant's actual submetered consumption
 There are neither common areas nor an installed irrigation system

All common areas and the irrigation system(s) are metered or submetered:
 We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

This property has an installed irrigation system that is not separately metered or submetered:
 We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property has an installed irrigation system(s) that is/are separately metered or submetered:
 We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property does not have an installed irrigation system:
 We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail with a total of (3) copies to:
 Filing Clerk, Public Utility Commission of Texas
 1701 North Congress Avenue
 P.O. Box 13326
 Austin, Texas 78711-3326

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

Ratio occupancy method:

The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.

	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

Estimated occupancy method:

The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.

	Number of Bedrooms	Number of Occupants for Billing Purposes
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

Occupancy and size of rental unit **50** percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:

- the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

Submetered hot water:

The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

Submetered cold water is used to allocate charges for hot water provided through a central system:

The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

As outlined in the condominium contract. Describe:

Size of manufactured home rental space:

The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

Size of the rented space in a multi-use facility:

The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.