



Control Number: 51613



Item Number: 104

Addendum StartPage: 0



RECEIVED

2021 FEB -1 AM 10:58

PUBLIC UTILITY COMMISSION
FILING CLERK

January 28, 2021

To:

The Commissioner

Public Utility Commission

Austin TX- 78711-3326

Re: Request for Registration of Water billing (Allocation) for Arielle Springwoods located at 21145 Spring Plaza Drive, Spring, Texas 77388

#511613

Dear Commissioner PUC,

Adara Communities from Houston, TX recently acquired the property, Arielle Springwoods (*formerly known as Cortland Spring Plaza*). We are requesting the PUC registration to change the tenant billing from submetered to an allocated method due to the calculation of the water base fee from the Spring West MUD, resulting in tenant water bills that never fluctuate with their actual submetered usage.

Spring West MUD includes 5,000 gallons of water per apartment unit in the water base fee. The base water rate is currently calculated at \$20 per unit and the sewer charges are assessed as a base only at \$27.50 per unit. While the community has 340 units, the provider is charging for 342 units to include other clubhouse facilities with toilets. The rate structure for Spring West MUD does not include a consumption charge for sewer.

Because 5,000 gallons of water per dwelling unit is included in the base charge, the community will not be billed for metered consumption until the property collectively exceeds the usage covered by the base, 1,710,000 gallons (342 units*5,000 gallons). Based on historical consumption, is it highly unlikely the community would ever exceed that minimum. The total gallons used at the community for the last 3 months were as follows: 1,512,000 (10/30/2020-12/2/2020); 1,286,000 (10/2/2020-10/30/2020); and 1,377,000 (9/3/2020-10/2/2020). The 6-month average at the community has been 1,361,500 gallons. The community has averaged 94% occupancy during these time periods, so it is stable and never expected to exceed the 1,710,000 base gallons to start getting billed for consumption.

Due to this water rate structure billed to the community by Spring West MUD, we feel it is deceiving to the residents of Arielle Springwoods to bill individual submetered usage as the residents' bills will never fluctuate with their own individual consumption. Thus, Adara Communities is requesting a change from the submetered water billing and moving over to an allocated method. This will result in similar, consistent water bills for our residents, yet much easier to explain to residents when inquiring how their monthly water bill is calculated.

104

Arielle Springwoods will allocate the monthly water/wastewater bill(s) for the community based on the allocation method using the 50/50 occupancy/SF method (method iv, combination of actual and sf) and the occupancy will be calculated based on the Estimated Occupancy method (iii).

Please see the following attached documents for review and approval.

- a. Registration request of submetered or allocated utility Service form for Arielle Springwoods.

For any questions, please contact P: 281-444-1585 Ext:405

Regards,

A handwritten signature in black ink, appearing to read 'Colleen Dean', with a long horizontal flourish extending to the right.

Colleen Dean
VP of Asset Management
Adara Communities
4420 Cypress Creek Pkwy Suite 224
Houston, Texas 77068



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	MAYURI MANAGEMENT LLC						
Mailing Address:	4420Cypress Creek Pkwy,S#224	City	HOUSTON	State	TX	Zip	77068
Telephone# (AC)	281-444-1585	Fax # (if applicable)					
E-mail							

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

Name	Arielle Springwoods Apartments (Formerly named as Cortland Spring Plaza)						
Mailing Address:	21145 Spring Plaza dr.	City	SPRING	State	TX	Zip	77388
Telephone# (AC)		Fax # (if applicable)					
E-mail							

<input checked="" type="checkbox"/>	Apartment Complex	<input type="checkbox"/>	Condominium	<input type="checkbox"/>	Manufactured Home Rental Community	<input type="checkbox"/>	Multiple-Use Facility
-------------------------------------	-------------------	--------------------------	-------------	--------------------------	------------------------------------	--------------------------	-----------------------

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

INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Wastewater	Submetered OR	<input checked="" type="checkbox"/>	Allocated ★★★
Name of utility providing water/wastewater	SPRING WEST MUD						
Date submetered or allocated billing begins (or began)	03/01/2021			Required			

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

<input type="checkbox"/>	Not applicable, because	<input type="checkbox"/>	Bills are based on the tenant's actual submetered consumption
<input type="checkbox"/>		<input type="checkbox"/>	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.

<input type="checkbox"/>	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.
--------------------------	--

<input type="checkbox"/>	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	

<input checked="" type="checkbox"/>	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	

<input checked="" type="checkbox"/>	Occupancy and size of rental unit	<input type="text" value="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:
<ul style="list-style-type: none"> • 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. 			

<input type="checkbox"/>	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.
--------------------------	---

<input type="checkbox"/>	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.
--------------------------	--

<input type="checkbox"/>	As outlined in the condominium contract. Describe:

<input type="checkbox"/>	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.
--------------------------	---

<input type="checkbox"/>	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.
--------------------------	--