



Control Number: 51613



Item Number: 138

Addendum StartPage: 0

Wind Dance

APARTMENT HOMES

1220 Indian Run Dr, Carrollton, Tx 75010
Office: 972-395-9800
Fax: 972-492-1885

RECEIVED
2021 FEB 26 PM 12:27
FOURTH JUDICIAL DISTRICT
CLERK

Attention: Cliff Crouch

Wind Dance Apartments is asking approval to switch our water billing methods from Sub Metered to Allocation. We are asking for this transition, due to equipment failure on our water transmitters combined with the cost of repairing/replacing the meters. The defective meters are producing inaccurate readings with unusually high/low readings or no readings at all.

Sincerely,

Callie Orsak
Property Manager

138



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 Luma Corp Inc.					
Mailing Address:	5151 Beltline Rd. #1150	City	Dallas	State	TX Zip 75254
Telephone# (AC)	214-361-6666	Fax # (if applicable)			
E-mail	winddance@lumacorp.com				

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

Name Wind Dance Apartments					
Mailing Address:	1220 Indian Run dr.	City	Carrollton	State	TX Zip 75010
Telephone# (AC)	972-395-9800	Fax # (if applicable)			
E-mail	winddance@lumacorp.com				

<input type="checkbox"/> Apartment Complex	<input checked="" type="checkbox"/> Condominium	<input type="checkbox"/> Manufactured Home Rental Community	<input type="checkbox"/> Multiple-Use Facility
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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 <u>OR</u>	<input checked="" type="checkbox"/> Allocated ★★★
Name of utility providing water/wastewater	City of Carrollton			
Date submetered or allocated billing begins (or began)	17th	Required		

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

<input type="checkbox"/> Not applicable, because	<input checked="" type="checkbox"/> Bills are based on the tenant's actual submetered consumption	<input type="checkbox"/> There are neither common areas nor an installed irrigation system
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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.
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<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 type="checkbox"/>	<input type="checkbox"/>	Occupancy and size of rental unit _____ 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.
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<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.
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<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.
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<input type="checkbox"/>	As outlined in the condominium contract. Describe: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
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<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.
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<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.
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Account SV3030001
 Number:
 Billing Date 01/29/2021
 Amount Due **\$659.64**
 Payment Due Date 02/19/2021

Payment Coupon

Please detach this portion and return with your payment. Please do not send cash.
 Make checks or money orders payable to MINOL, L.P.
 To ensure proper credit please include your account number on your check or money order.

WIND DANCE
 PO BOX 209198
 AUSTIN, TX 78720

Amount Enclosed:

Minol-USA
 15280 ADDISON ROAD SUITE 100
 ADDISON TX 75001-4503

0002652632



Please detach at the perforation above and return with your payment
 For Customer Service Call: 1-888-766-1253 ext 448
 (Mon - Fri 8am - 5pm CST)

Billing Date 01/29/2021	
Statement Summary	
Previous Balance	\$0 00
Payments received	\$0 00
New Charges This Period	\$659 64
Other Credits	\$0 00
Other Adjustments	\$0 00
New Balance	\$659.64
New Balance Due By 02/19/2021	

Statement for Billing Services

Account Number: SV3030001
 Customer Name: WIND DANCE
 Service Addr: 1220 INDIAN RUN DRIVE, CARROLLTON TX

Statement Detail - Work Authorization 3030001-200625130200 Invc# 0120579402

#	Date	Bldg#	Unit#	ServID	Trouble/Part#	Technician Notes	Charge Code				Billable	
							Qty	Unit Price	Cost	Tax		Your Cost
1/15/21	0001	000111	WS	LAB			1	\$0 00	\$0 00	\$0 00	\$0 00	\$0 00
1/15/21	0001	000111	WS	NA		Tested and verified all AMR equipment is working properly	1	\$0 00	\$0 00	\$0 00	\$0 00	\$0 00
1/15/21	0007	000718	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3 92	\$51 42	\$51 42
1/15/21	0007	000718	WS	OTHER		Replaced meter and is working properly	1	\$60 67	\$60 67	\$5 01	\$65 68	\$65 68
1/15/21	0009	000911	WS	LAB			1	\$47 50	\$0 00	\$0 00	\$0 00	\$0 00
1/15/21	0013	001318	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3 92	\$51 42	\$51 42
1/15/21	0013	001318	WS	INOV-000007-TX		Replaced transmitter and is working properly	1	\$50 75	\$50 75	\$4 19	\$54 94	\$54 94
1/15/21	0013	001326	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3.92	\$51 42	\$51 42
1/15/21	0013	001326	WS	INOV-000007-TX		Replaced transmitter and is working properly	1	\$50 75	\$50 75	\$4 19	\$54 94	\$54 94
1/15/21	0013	001327	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3 92	\$51 42	\$51 42
1/15/21	0013	001327	WS	INOV-000007-TX		Replaced transmitter and is working properly	1	\$50 75	\$50 75	\$4 19	\$54 94	\$54 94
1/15/21	0014	001422	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3 92	\$51 42	\$51 42
1/15/21	0014	001422	WS	INOV-000007-TX		Replaced transmitter and is working properly	1	\$50 75	\$50 75	\$4 19	\$54 94	\$54 94
1/15/21	0014	001426	WS	LAB		Per Unit Labor Charges	1	\$47 50	\$47 50	\$3.92	\$51 42	\$51 42
1/15/21	0014	001426	WS	OTHER		Tested and verified all AMR equipment is working properly	1	\$60 67	\$60 67	\$5 01	\$65 68	\$65 68
Service Tech: GG							Total Amounts.		\$609.34	\$50.30	\$659.64	



15280 ADDISON ROAD SUITE 100
ADDISON, TX 75001-4503

Account Number: SV3030001
Billing Date: 10/15/2019
Amount Due: **\$1,026.83**
Payment Due Date: 11/05/2019

Payment Coupon

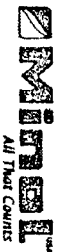
Please detach this portion and return with your payment. Please do not send cash. Make checks or money orders payable to: MINTEL, L.P. To ensure proper credit please include your account number on your check or money order.

Amount Enclosed

WIND DANCE
1220 INDIAN RUN DRIVE
CARROLLTON, TX 75010

Mintel-USA
15280 ADDISON ROAD SUITE 100
ADDISON TX 75001-4503

0002-452039



Please detach all the perforation above and return with your
For Customer Service Call: 1-888-766-1233 ext 448
(Mon - Fri 8am - 5pm CST)

Statement for Billing Services

Account Number: SV3030001
Customer Name: WIND DANCE
Service Addr: 1220 INDIAN RUN DRIVE, CARROLLTON TX

Billing Date 10/15/2019	
Statement Summary	
Previous Balance	\$-47.50
Payments received	\$0.00
New Charges This Period	\$1,074.33
Other Credits	\$0.00
Other Adjustments	\$0.00
New Balance	\$1,026.83
New Balance Due By 11/05/2019	

#	Qty	Blgd#	Unit#	ServID	TroublePart	Technician Notes	Charge Code	Unit Price	Cost	Tax	Year	Cost
103919	0001	000111	WS	LAB				\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0001	000111	WS	NA				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
103919	0001	000112	WS	LAB				\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0001	000112	WS	LAB				\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0010	001014	WS	LAB		Per Unit Labor Charges		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0010	001014	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0010	001014	WS	LAB		Per Unit Labor Charges		\$50.75	\$50.75	\$4.19	\$54.94	\$0.00
103919	0011	001114	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0011	001114	WS	LAB		Per Unit Labor Charges		\$50.75	\$50.75	\$4.19	\$54.94	\$0.00
103919	0011	001114	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001314	WS	LAB		Per Unit Labor Charges		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001314	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$50.75	\$4.19	\$54.94	\$0.00
103919	0013	001315	WS	LAB		Per Unit Labor Charges		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0013	001315	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001315	WS	LAB		Per Unit Labor Charges		\$50.75	\$50.75	\$4.19	\$54.94	\$0.00
103919	0013	001316	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0013	001316	WS	LAB		Per Unit Labor Charges		\$50.75	\$50.75	\$4.19	\$54.94	\$0.00
103919	0013	001318	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0013	001318	WS	LAB		Per Unit Labor Charges		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001318	WS	AD		Resident related services not home		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001323	WS	LAB		Per Unit Labor Charges		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0013	001323	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001324	WS	LAB		Per Unit Labor Charges		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001324	WS	LAB		Replaced transmitter and is working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0013	001325	WS	LAB		Per Unit Labor Charges		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0013	001325	WS	LAB		Replaced transmitter and is working property.		\$30.75	\$30.75	\$4.19	\$34.94	\$0.00
103919	0015	001524	WS	LAB		Per Unit Labor Charges		\$47.50	\$47.50	\$3.92	\$51.42	\$0.00
103919	0015	001524	WS	LAB		Replaced meter and transmitter. Equipment working property.		\$47.50	\$0.00	\$0.00	\$0.00	\$0.00
103919	0015	001524	WS	OTHER				\$111.42	\$111.42	\$9.19	\$120.61	\$0.00
Total Amounts:								\$992.42	\$81.91	\$1,074.33		

Service Tech: GC

For Customer Service Call: 1-888-766-1233 ext 448
(Mon - Fri 8am - 5pm CST)

PO# 271725
 Account SV3030001
 Number: 12/14/2018
 Billing Date: 12/14/2018
 Amount Due: **\$450.42**
 Payment Due Date: 01/04/2019

Payment Coupon

Please detach this portion and return with your payment. Please do not send cash.
 Make checks or money orders payable to: MINOL, L.P.
 To ensure proper credit please include your account number on your check or money order

WIND DANCE
 1220 INDIAN RUN DRIVE
 CARROLLTON, TX 75010

Amount Enclosed

Minol-USA
 15280 ADDISON ROAD SUITE 100
 ADDISON TX 75001-4503

0002320358



Please detach at the perforation above and return with your
 For Customer Service Call 1-888-766-1253 ext 448
 (Mon - Fri 8am - 5pm CST)

Billing Date 12/14/2018	
Statement Summary	
Previous Balance	\$47.50
Payments received	\$0.00
New Charges This Period	\$402.92
Other Credits	\$0.00
Other Adjustments	\$0.00
New Balance	\$450.42
New Balance Due By 01/04/2019	

Statement for Billing Services

Account Number: SV3030001
 Customer Name: WIND DANCE
 Service Addr: 1220 INDIAN RUN DRIVE, CARROLLTON TX

Statement Detail - Work Authorization 3030001-181120115000 Invc# 0100156761

#	Date	Bldg#	Unit#	ServID	Trouble/Part#	Technician Notes	Charge Code		Billable		
							Qty	Unit Price	Cost	Tax	Your Cost
12/10/1	0001	000135	WS	OTHER		Replaced meter and is working properly	1	\$60.87	\$60.87	\$0.00	\$60.87
12/10/1	0001	000135	WS	LAB		Per Unit Labor Charges	1	\$47.50	\$47.50	\$0.00	\$47.50
12/10/1	0006	000613	WS	INOV-000007-TX		Replaced transmitter and is working properly.	1	\$50.75	\$50.75	\$0.00	\$50.75
12/10/1	0006	000613	WS	LAB		Per Unit Labor Charges	1	\$47.50	\$47.50	\$0.00	\$47.50
12/10/1	0010	001014	WS	INOV-000007-TX		Replaced transmitter and is working properly.	1	\$50.75	\$50.75	\$0.00	\$50.75
12/10/1	0010	001014	WS	LAB		Per Unit Labor Charges	1	\$47.50	\$47.50	\$0.00	\$47.50
12/10/1	0011	001114	WS	NT		Access unavailable/denied/no key	1	\$47.50	\$0.00	\$0.00	\$0.00
12/10/1	0011	001114	WS	LAB			1	\$47.50	\$0.00	\$0.00	\$0.00
12/10/1	0013	001312	WS	INOV-000007-TX		Replaced transmitter and is working properly.	1	\$50.75	\$50.75	\$0.00	\$50.75
12/10/1	0013	001312	WS	LAB		Per Unit Labor Charges	1	\$47.50	\$47.50	\$0.00	\$47.50
12/10/1	0013	001314	WS	NT		Access unavailable/denied/no key	1	\$47.50	\$0.00	\$0.00	\$0.00
12/10/1	0013	001314	WS	LAB			1	\$47.50	\$0.00	\$0.00	\$0.00
12/10/1	0014	001427	WS	NI		Access unavailable/denied/no key	1	\$47.50	\$0.00	\$0.00	\$0.00
12/10/1	0014	001427	WS	LAB			1	\$47.50	\$0.00	\$0.00	\$0.00

Service Tech: GG

Total Amounts: **\$402.92 \$0.00 \$402.92**



UTILITY SUBMETERING SERVICE AUTHORIZATION FORM

Date:	02/11/21	Property ID:	3030001	
Property Name:	WIND DANCE	Scheduled Repair Date(s):	From:	To:
Contact:	CALLIE ORSAK	Work Authorization#:	3030001-210211152800	
Address:	1220 INDIAN RUN DRIVE	Technician:		
City:	CARROLLTON	Created By:	JBOYD	
State:	TX	Account Manager:	JBOYD	
Zip Code:	75010	Charge Code:	Billable	
Phone:	972-395-9800			
Fax:	972-492-1885			
Email:	winddance@lumacorp.com	Status:	SVC Review Done	

As with any electronic system, parts can fail or a system can become inoperative due to unforeseen circumstances (phone line issues, resident tampering, wiring problems, etc). The Minol Meter Reading and Service Dept. has detected problems with your system and it is in need of service. Since regulations limit the period in which resident submeters can be estimated immediate service is crucial.

Please find below an estimated cost of labor to troubleshoot submetering system issues. If it is determined that replacement parts are needed to complete repairs, we will get your authorization prior to performing work. Final Service cost is associated to the degree of failure and is based upon quantity and type of replacement parts needed and the amount of labor. Since this cannot be determined until a qualified technician checks the equipment on-site, we have only estimated the amount of labor needed to troubleshoot and repair your issues. The Minol service technician will need to obtain approval for charges from an authorized property representative prior to replacing any equipment. If an authorization cannot be obtained for the equipment at the time of the technician's visit, a return trip will be required which will incur additional labor charges. We have included a list of applicable buildings and/or units which have been affected.

Qty	Description	Price per Unit	
4	PARTS & LABOR	\$108.25	\$433.00
CHARGES WILL BE BILLED TO CUSTOMER			Est. Total: \$433.00

OWNER SERVICE WORK AUTHORIZATION

Please Initial one option below, sign & return to Minol via fax at 877-791-4765 to prevent any delays in scheduling. Work will not be scheduled until a signed authorization is received by the Minol Service Department.

I authorize MINOL to provide a technician to evaluate and complete all necessary utility submetering system repairs. I understand that if the equipment is no longer under Warranty or work is not covered by Extended Warranty, then all repair costs are the responsibility of the owner. I also understand that it is the responsibility of the property owner to send resident written notices prior to the technician's arrival. Please see attached page for a list of applicable units.

I DO NOT authorize Minol to complete repairs at this time. I understand that I have been notified and that the property owner is responsible for any resident billing interruptions or delays attributed to equipment failure.

Signature of responsible party: _____ Date: _____

Name and Title (printed): _____

I understand that if the Minol technician cannot complete the work due to property issues (keys, resident availability, etc.) then the property will be charged a No Access fee equaling the estimated labor rate for that unit.

Scheduling	
Serviceid:WS SystemType:Inovonics ECHO Stream Frequency:	
MeterType:Minol Minomess 130	

IMPORTANT NOTICE

Property Name: WIND DANCE

Management office phone# _____

Delivery Date _____

Unit Address: _____

Unit # _____

Dear Resident. _____

This letter serves as a 48-hour notice to you that a representative from **Minol** will be accessing your apartment in order to complete repairs on the automated sub-metering equipment located in your apartment. Please make any necessary arrangements to have pets secured or relocated from the area where the technician will be working

Repairs have been scheduled for _____ during the normal Management Office hours of operation.

Please be aware that if you fail to allow access for the above scheduled service, repairs will not be completed and you acknowledge that future meter readings associated to your utility consumption may be estimated until service can be rescheduled Your presence for service is optional

We appreciate your cooperation and look forward to providing you with exceptional service Please note that Minol Technicians wear identification badges In addition, you may also contact the Management Office if you should have any questions

Sincerely,

Property Management
WIND DANCE

Resident File
Minol Service Department via fax

