



Control Number: 51856



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Bryan W. Shaw, Ph.D., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

2013 APR 20 PM 12:49

October 22, 2013

Ms. Rebecca J. Wade
MAA A Brighter View
6584 Poplar Avenue
Memphis, TN 38138

Re: Request for Approval to Change Billing Method for **COLONIAL GRAND
AT ONION CREEK APARTMENTS (S5539)**

Dear Ms. Wade:

The requests submitted on behalf of **COLONIAL GRAND AT ONION CREEK APARTMENTS, Registration No. S5539**, to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter dated **October 10, 2013**.

Please note: a tenant's billing method cannot be changed unless they have signed a new lease or a lease addendum, and have been issued a notice at least 35 days prior to implementation of the new billing method. Please reference §291.123(c). In the situation where a tenant has been provided proper notice but has not signed a new lease or lease addendum, the property is not authorized to bill them under the new billing method and must continue to bill them in accordance with their existing lease.

Please complete the TCEQ-10363 and TCEQ-10400 forms attached and return them along with a copy of this letter. If you have any questions, please contact Debbie Reyes Tamayo at 512/239-4683 or by e-mail: debbie.reyes-tamayo@tceq.texas.gov.

Sincerely,

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

Tammy Benter, Manager
Utilities & Districts Section
Water Supply Division
Texas Commission on Environmental Quality

TB/DRT

SAP 5539

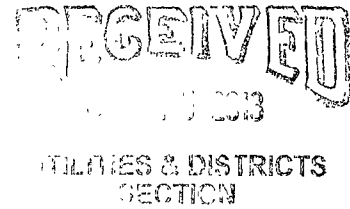
6584 Poplar Avenue 901 682 6600 Tel
Memphis, TN 38138 901 682 6667 Fax

www.maac.com



October 10, 2013

Curtis Fisher
Texas Commission on Environmental Quality
Water Supply Division, MC-153
P.O. Box 13087
Austin, TX 78711-3087



RE: Conversion from Submetering to Allocation at Colonial Grand at Onion Creek

Dear Curtis Fisher:

The submetering system at Colonial Grand at Onion Creek is an old submetering system in which is in need of replacement. Employees and contractors of Colonial Grand at Onion Creek have made diligent efforts to repair the meters without success.

The property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. Attached is a proposal for the upgrade to a new wireless meter reading system. As you can see, the cost is significant. Consequently, Colonial Grand at Onion Creek believe that good cause exists pursuant to Section 291.123(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 Colonial Grand at Onion Creek's intent to provide existing residents 35-day notice of the new allocation and request their written approval of such modification following Section 291.123(c).

Colonial Grand at Onion Creek intends 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 a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage per Section 291.124(e)(ii)(A)(iv). There is irrigation is in use at the property which is separately metered and will be excluded/deducted, therefore the common usage deducted will be 5% per Section 291.124(e)(1)(B)(iv).

Please provide written approval of the conversion to water allocation billing for Colonial Grand at Onion Creek. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Rebecca J. Wade'.

Rebecca J. Wade

enc: (1)



resident
services

Service Repair Estimate

Estimate prepared on 09/30/13
PCode: p3136

Colonial Grand at Onion Creek

1901 Onion Creek Parkway
Attn: Stephanie Pritchard
Austin, TX 78748

Phone: 512-280-7222
Fax: 512-280-7224
Data Line: (512) 280-7258

★ Scope of Work

Unit(s) requiring service: Upgrade Metering System

AUM will schedule a technician to visit the property and service the water submetering system in the units listed above. The technician will make repairs to the submetering system and replace meters, transmitters, and other equipment in the listed units as necessary.

Details of service. AUM to update property to a new Hexagram metering system.

★ Breakdown of Estimated Costs

	QTY	Price per	Cost
Labor			\$ 1,100.00
Master Meter Multi Jet	300	\$94.00	\$ 28,200.00
Read Switch Part #: N/A			\$ -
Hexagram Single Port Transmitter	300	\$138.00	\$ 41,400.00
Hexagram Data Collector	1	\$3,700.00	\$ 3,700.00
Touch Pad Part #: N/A			\$ -
Misc -			\$ -
Subtotal			\$ 74,400.00
Warranty Coverage			\$ -
Total Repair Estimate		\$	74,400.00

★ Additional Information

Property will be notified one week prior to the scheduled service date.

Property is responsible for resident notifications and providing keys to all units/areas where access is required. AUM is not responsible for repair work that cannot be performed due to refused entry

Requests to inspect or service units not listed on estimate may be subject to additional fees

Service will not be scheduled and parts will not be ordered prior to obtaining a signed service repair estimate.

Estimate includes all parts that would potentially be required. Only parts that are used will be on the final invoice

Estimate does not include tax or shipping charges

Upon completion of repairs AUM will provide a report of service performed along with the invoice

This estimate is valid for 60 days from date of estimate

If the terms of this estimate are acceptable, please sign and date in the space provided below and submit a copy to AUM. Once received, AUM will schedule the service call, order the necessary parts and notify the date(s) of the service call. Warranty coverage does not include damage to systems caused by users, residents, maintenance personnel or modification to measured equipment

Signature	Date
I hereby understand and agree with all the terms listed above and authorize AUM to perform the work as described above and invoice accordingly. I am authorized to approve this work and approve payment of such work.	

FAX TO: AUM Engineering at (888) 493-9454