



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

November 12, 2013

2013 JUN 25 PM 12:44
TCEQ - PUBLIC AFFAIRS
FAC - PUBLIC AFFAIRS

Mr. Doug Graham, Vice President
SUNRIDGE Management Group Inc.
1603 LBJ Freeway, Suite 350
Dallas, Texas 75234

Re: Request for Approval to Change Billing Method for
BLUE LAKE VILLAS APARTMENTS, (S3368)
155 Lakeside Dr., Waxahachie, Texas 75165-5180

Dear Mr. Graham:

The request submitted on behalf of **BLUE LAKE VILLAS APARTMENTS: S3368** to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter with date of **November 8, 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

SUNRIDGE
Management Group

November 8, 2013

Mrs. Debbie Reyes Tamayo
Texas Commission on Environmental Quality
Water Supply Division
MC-109
P.O. Box 13087
Austin, TX 78711-3087

Re: Blue Lake Villas – Change to Allocated Billing

Dear Mrs. Tamayo:

This letter was prepared in anticipation of obtaining your approval for a change from submetered billing to an approved allocation billing method in accordance with 30 TAC §291.123(d).

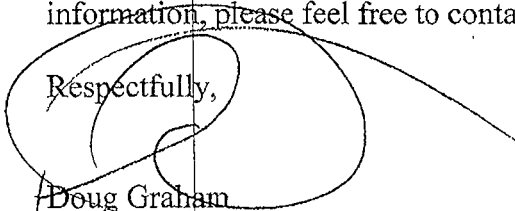
The Blue Lake Villas apartment community, which is located at 155 Lakeside Drive, Waxahachie, Texas, is comprised of 256 dwelling units that have individual water submeters installed. Regrettably, the submetering system is in need of on-going repairs and has proved much too costly to maintain and repair on a regular basis and, unfortunately, it is not economically feasible for us at this time.

Therefore, we respectfully request your approval of a change from submetered billing to an approved allocation method due to the considerable capital that would be involved in replacing the un-serviceable submetering system. We will adhere to the additional Texas Commission on Environmental Quality ("TCEQ") requirements if our request is approved, which includes the following under 30 TAC §291.123(c):

1. We shall provide to all tenants a new lease addendum or other written agreement which provides for the allocation method, in this case a method based on occupancy
2. We shall provide to all tenants a 35-day prior written notice advising tenants of the proposed change.

We trust the information we have provided to the TCEQ is sufficient in detail as to warrant approval of a change to an approved allocation method of billing. However, in the event you require additional information, please feel free to contact me.

Respectfully,


Doug Graham
Vice President



SERVICE ESTIMATE

Estimate #: 13474

Date: Nov 4, 2013

Property

Blue Lake Villas
155 Lakeside Drive
Waxahachie, TX 75165
USA

Leasing Office PH:

Ship To Address

Blue Lake Villas
155 Lakeside Drive
Waxahachie, TX 75165
USA

Client ID		Service Coordinator		Estimate Good Through	
PIA-BLV		Juan J. Parra		Net 30 Days	
Quantity	Item	Description	Unit Price	Amount	
48.00	M-SPE-HP-STX-1	SPEEDREAD TRANSMITTER -1 port	88.50	4,248.00	
2.00	M-FAM Plastic 1for10	MASTER METER PLASTIC FAM MTR 1:10	42.75	85.50	
4.00	M-METER GASKETS	MRGF18--3/4 X 1/8 RUB MTR GSKT	0.18	0.72	
1 00	R-SERVICE LABOR	SYSTEM REPAIR/MAINT CALL	2,832.00	2,832.00	
1 00	R-LUMP SUM SALE	SHIPPING & HANDLING	150 00	150.00	

Your submetering system is in need of repairs. You will only be charged for the materials and labor hours required to complete the service repairs.

In order to schedule the necessary repairs, we ask that you sign and date this form indicating approval of the estimated repairs and fax to our toll free number (866) 973-2455 or 972-820-4102. Repairs will be scheduled and completed within a timely manner of Velocity receiving this authorization. By signing this estimate you are approving service to be done on your property. The total cost may fluctuate up or down by 25% from this estimate. You will be notified if the cost of the estimate is increased by more than 25%, before we complete the service repairs

Authorizing Estimate: _____ Date of Authorization: _____

For any questions about this Service Estimate please e-mail your question to the e-mail address below. If you would like to e-mail the signed estimate, you can use the e-mail address below as well.

velocity.sub-metering.service@realpage.com

UNIT LIST

Service Estimate Number:	13474-SRV	RP#:		Service Type:
Management Company:	Pillar (Prime) Income Asset Management, Inc			On Call
Property:	Blue Lake Villas I & II			Project Manager:
Property Address/Ph:	155 Lakeside Dr, Waxahachie, TX 75165			
Building Number	Unit Number	Comments		Date to Access Unit
	1-101	Transmitter is not responding		
	1-104	Transmitter is not responding		
	1-201	Transmitter is not responding		
	1-204	Transmitter is not responding		
	2-203	Transmitter is not responding		
	2-302	Transmitter is not responding		
	2-303	Transmitter is not responding		
	3-103	Transmitter is not responding		
	3-203	Transmitter is not responding		
	3-303	Transmitter is not responding		
	4-101	Transmitter is not responding		
	4-106	Transmitter is not responding		
	4-201	Transmitter is not responding		
	4-206	Transmitter is not responding		
	4-207	Transmitter is not responding		
	4-301	Transmitter is not responding		
	4-306	Transmitter is not responding		
	4-307	Transmitter is not responding		
	5-105	Transmitter is not responding		
	5-107	Transmitter is not responding		
	5-205	Transmitter is not responding		
	5-207	Transmitter is not responding		
	5-305	Transmitter is not responding		
	5-307	Transmitter is not responding		
	6-106	Transmitter is not responding		
	6-206	Transmitter is not responding		
	6-306	Transmitter is not responding		
	7-102	Transmitter is not responding		
	7-202	Transmitter is not responding		
	7-302	Transmitter is not responding		
	8-107	Transmitter is not responding		
	8-207	Transmitter is not responding		
	8-307	Transmitter is not responding		
	9-101	Transmitter is not responding		
	9-104	Transmitter is not responding		
	9-201	Transmitter is not responding		
	9-204	Transmitter is not responding		
	13-104	Transmitter is not responding		
	13-105	Transmitter is not responding		
	13-106	Transmitter is not responding		
	13-107	Transmitter is not responding		
	13-108	Transmitter is not responding		
	13-203	Transmitter is not responding		
	13-204	Transmitter is not responding		
	13-205	Transmitter is not responding		
	13-206	Transmitter is not responding		
	13-207	Transmitter is not responding		
	13-208	Transmitter is not responding		
	1-102	High usage. Perform meter inspection		
	8-205	High usage. Perform meter inspection		