



Control Number: 51856



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Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

SAP/
S 3643/
CO

RN 104099411

CN 602537771

March 29, 2005

Ms. Dana Burns, Assistant Vice President
SunRidge Management Group
2424 Gold Canyon Road
San Antonio, Texas 78259

Re: Request for approval to change billing method
Sendero Ridge Apartments, S3643
RN 104099411 CN 602537771

Dear Ms. Burns:

The request you submitted on behalf of Sendero Ridge Apartments to change from submetered to allocated billing is approved. This approval is based on the facts stated in your March 3, 2005, letter. Please complete the attached forms and return them along with a copy of this letter. You may do so via facsimile at: 512/239-6190.

If you have any questions, please contact Margot Taunton at 512/239-6403, via e-mail to mtaunton@tceq.state.tx.us, or by fax to 512/239-6190.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Abrams".

Michelle Abrams, Team Leader
Utilities Financial Review
Water Supply Division

MA/MT/ac

Attachments (TCEQ-10363 and TCEQ-10400)

306

SUNRIDGE

Management Group

March 3, 2005

Utilities & Districts Section, MC-153
TCEQ
P.O. Box 13087-3087
Austin, TX 78711-3087

To Whom It May Concern at the TCEQ:

We would like to make a formal request to convert our property, Sendero Ridge Apartments in San Antonio, TX, from sub-metered to allocated.

Our situation is as follows:

The original owners of the property installed a custom metering reading system from a Florida-based company. Since we have managed the property, we have seen that a majority of the units do not measure properly. For example, a six month average for the occupied units only reported a \$12.00 usage, compared to \$20.35 per unit on other sub-metered properties we manage.

We have, at great expense, paid the metering company to come to Texas and make repairs with little results. In an effort to maintain the submetering system, we have also tried to get other metering service companies to look at the system. Since the system is a custom system with proprietary software that only the Florida-based company can read, no other company is able to work on ours. Bids to replace the current system exceed \$30,000.

While we prefer submetering, we can not afford to spend thousands of dollars in the current market, nor can we afford to continue to have such little re-capture of the water residents are using.

Should we be granted approval, we will happily undertake the requirement of the TCEQ:

- 1) perform a leak audit in each unit and around the property and repair any leaks,
- 2) ensure that all devices are low-flow and that all faucets be equipped with aerators,
- 3) give the residents 35 days notice and have them sign the proper lease addendums and provide them with the Tenants guide & water saving tips.

RECEIVED

MAR 14 2005

TEXAS COMMISSION
ON
ENVIRONMENTAL QUALITY

Thank you for your consideration in this matter. If you have any questions or comments, please give me a call at 210-404-1500.

Sincerely,

A handwritten signature in cursive script that reads "Dana Burns". The signature is written in black ink and is positioned below the word "Sincerely,".

Dana Burns
Assistant Vice President
SunRidge Management Group

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



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Revised
5-9-05

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Protecting Texas by Reducing and Preventing Pollution

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Sincerely,

Michelle Abrams

Michelle Abrams, Team Leader
Utilities Financial Review
Water Supply Division

MA/MT/ac

Attachments (TCEQ-10363 and TCEQ-10400)

