



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

October 14, 2013

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

Re: Request for Approval to Change Billing Method for **MARIPOSA VILLAS APARTMENTS (S4611), RN103172383 CN601702665**

Dear Mr. Graham:

The requests submitted on behalf of **MARIPOSA VILLAS APARTMENTS**, Registration **No. S4611**, to change from submetered to allocated billing is approved. This approval is based on the facts stated in your e-mail dated **October 11, 2013**, with letter dated **October 11, 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

Debbie Reyes Tamayo

From: Wendy Duncan <wduncan@sunridgemanagement.com>
Sent: Friday, October 11, 2013 3:39 PM
To: Debbie Reyes Tamayo
Cc: 'Doug Graham'; 'Betty Clohessy'
Subject: MARIPOSA VILLAS ALLOCATED BILLING
Attachments: MARIPOSA - ALLOCATED BILLING.pdf

Debbie,

Attached is the letter and quote regarding Mariposa Villas change to allocated billing.

Please let us know if you need additional information.

Thanks,

Wendy Duncan

SunRidge Management Group

Phone: 972-243-7648

Direct: 972-280-8608

Fax: 972-243-2494

SUNRIDGE

Management Group

October 11, 2013

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

Re: Mariposa 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 Mariposa Villas apartment community, which is located at 1531 Duncanville Road, Dallas, Texas, is comprised of 216 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 #: 13447

Date: Oct 8, 2013

Property

Mariposa Villas
1531 Duncanville Road
Dallas, TX 75211
USA

Leasing Office PH:

Ship To Address

Mariposa Villas
1531 Duncanville Road
Dallas, TX 75211
USA

Client ID		Service Coordinator		Estimate Good Through	
PIA-MAR		Juan J. Parra		Net 30 Days	
Quantity	Item	Description	Unit Price	Amount	
56.00	M-SPE-HP-STX-1	High Power Tran -1 port transmitter	88.50	4,956.00	
2.00	M-FAM Plastic 1for10	Master Meter Plastic FAM Water Meter	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	2,455.80	2,455.80	
1.00	R-LUMP SUM SALE	SHIPPING & HANDLING	174.00	174.00	

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: 13447-SRV		RP/	Service Type:
Management Company: Pillar (Prime) Income Asset Management, Inc			On Call
Property: Mariposa Villas			Project Manager:
Property Address/Ph: 1531 Duncannon Rd, Dallas, TX 75211			Philip Purser
Building Name	Unit Number	Comments	Date to Access Unit
	401	Transmitter is not responding	
	405	Transmitter is not responding	
	421	Transmitter is not responding	
	425	Transmitter is not responding	
	431	Transmitter is not responding	
	435	Transmitter is not responding	
	501	Transmitter is not responding	
	502	Transmitter is not responding	
	504	Transmitter is not responding	
	505	Transmitter is not responding	
	508	Transmitter is not responding	
	521	Transmitter is not responding	
	522	Transmitter is not responding	
	524	Transmitter is not responding	
	525	Transmitter is not responding	
	528	Transmitter is not responding	
	532	Transmitter is not responding	
	535	Transmitter is not responding	
	538	Transmitter is not responding	
	604	Transmitter is not responding	
	605	Transmitter is not responding	
	606	Transmitter is not responding	
	607	Transmitter is not responding	
	608	Transmitter is not responding	
	625	Transmitter is not responding	
	626	Transmitter is not responding	
	627	Transmitter is not responding	
	628	Transmitter is not responding	
	703	Transmitter is not responding	
	706	Transmitter is not responding	
	708	Transmitter is not responding	
	723	Transmitter is not responding	
	726	Transmitter is not responding	
	733	Transmitter is not responding	
	734	Transmitter is not responding	
	736	Transmitter is not responding	
	802	Transmitter is not responding	
	804	Transmitter is not responding	
	822	Transmitter is not responding	
	832	Transmitter is not responding	
	903	Transmitter is not responding	
	904	Transmitter is not responding	
	923	Transmitter is not responding	
	924	Transmitter is not responding	
	933	Transmitter is not responding	
	934	Transmitter is not responding	
	1001	Transmitter is not responding	
	1004	Transmitter is not responding	
	1021	Transmitter is not responding	
	1024	Transmitter is not responding	
	1031	Transmitter is not responding	
	1034	Transmitter is not responding	
	1106	Transmitter is not responding	
	1108	Transmitter is not responding	
	1126	Transmitter is not responding	


VELOCITY
SUBMETERING

UNIT LIST

Service Estimate Number:	13447-SRV	RP#:		Service Type:
Management Company:	Pillar (Prime) Income Asset Management, Inc.			On Call
Property:	Mariposa Villas			Project Manager:
Property Address/Ph:	4531 Duncanville Rd, Dallas, TX, 75211			Philip Purser
Building Number	Unit Number	Comments	Date to Access Unit	
	1128	Transmitter is not responding		
	324	Meter is not incrementing		
	1226	Meter is not incrementing		