



Control Number: 51856



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Bryan W. Shaw, Ph.D., P.E., *Chairman*
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 06, 2014

Mr. Edward B. Frankel, Trustee, G.P.
Villas of Preston Creek
6900 Preston Rd
Plano TX 75024-2526

Re: Request for Approval to Change Billing Method for: Villas of Preston Creek
Apartments S1262, Located at 6900 Preston Road, Plano, TX 75024-2526

Dear Mr. Frankel:

The request submitted for Villas of Preston Creek Apartments to change from submetered billing to allocated billing is approved. This approval is based on the facts stated in your letter dated June 3, 2014.

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 Title 30, Texas Administrative Code §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, reading "Cari-Michel La Caille".

Cari-Michel La Caille, Assistant Director
Water Supply Division
Texas Commission on Environmental Quality

CM/DRT

VILLAS OF PRESTON CREEK

6900 Preston Road | Plano | Texas 75024

(972)491-6050 | Fax: (972)491-6053

E-Mail: pcgroup@rentanapt.com

Website: <http://villasofprestoncreek.rentanapt.com/>

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JUN 06 2014

UTILITIES & DISTRICTS
SECTION

June 3, 2014

Margot Taunton
TCEQ
MC 153
P.O. Box 13087
Austin, TX 78711-3087

RE: Application to Change from Sub-metered to Allocation Billing

Dear Ms. Taunton:

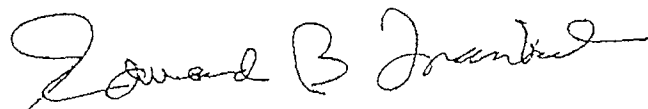
Management Support is applying for approval to change the properties listed below from sum-metered to allocated billing. These properties were sub-metered prior to Management Support purchasing them. These properties are experiencing various problems that prevent us from providing accurate bills to our residents. The problems include AMR equipment failure and the systems installed are not longer being manufactured. The cost of replacing the malfunctioning systems would be prohibitively expensive.

<u>Property Name:</u>	<u>Problem</u>	<u>Registration #</u>
Villas at Preston Creek	AMR Equipment No Longer Reporting	S1262

We estimate that the cost would run about \$39,000.00 to replace the water metering systems that are currently installed.

We want to continue the recoup our water expenses by providing our residents with fair and accurate bills and would appreciate your assistance in accomplishing this goal. If you need any additional information, please contact David Randall at Management Support (972-662-6004) or Cindy Knight at MeterTex (972-524-5150). We look forward to hearing from you in the near future.

Sincerely,



Edward B. Frankel, Trustee, G.P.