



Control Number: 51856



Item Number: 361

Budov Garcia, *Chairman*  
Larry K Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Mark R. Vickery, P.G., *Executive Director*



SAF 0256 CO

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
*Protecting Texas by Reducing and Preventing Pollution*

2021 JUL 23 PM 12:29  
PH 12:29  
RECEIVED

March 24, 2009

Ms. Julie Carswell  
Director Portfolio Management  
ista North America  
[jcarswell@ista-na.com](mailto:jcarswell@ista-na.com)  
3655 North Point Parkway, Suite 250  
Alpharetta, Georgia 30005-2027

Re: Request for approval to change billing method  
Limestone Ranch, Registration No. S0256  
CN: 600676548 RN: 101238665

Dear Ms. Carswell:

The request you submitted on behalf of Limestone Ranch to change from submetered to allocated billing is approved. This approval is based on the facts stated in your request of March 27, 2009. 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 me at 512-239-6403, via e-mail at [mtaunton@tceq.state.tx.us](mailto:mtaunton@tceq.state.tx.us), or by fax at 512-239-6190.

Sincerely,

*Margot Taunton*

Margot Taunton, Program Specialist  
Utilities & Districts Section  
Water Supply Division

MT/as

Attachments (TCEQ-10363 and TCEQ-10400)

3/17/09

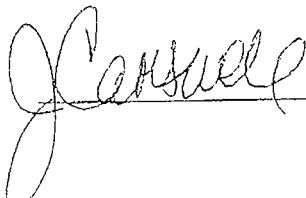
## Application to Change Billing Method

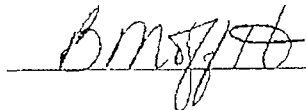
RN number \_\_\_\_\_ CN number \_\_\_\_\_ S number \_\_\_\_\_

1	Name of Property	Limestone Ranch		
2	Street Address	2811 LA FRONTERA BLVD		
3	City and state	Austin, TX	Zip code	78728
4	Telephone number	5122181773	Fax number	
5	Email address	bnunez@camapts.com		
6	Number of Units	512	Number & percentage of non-functioning units	35% (11 out of 32 Buildings)
7	Billing Method	Submetered - Tariff		
8	Have any tenants complained about their billing or submetering service?		Yes	
9	How much has been spent in repairs to date?		The meters can not be replaced due to the type of system. This is an Olask system and has not been manufactured in 10 years. It would cost \$77,804.97 (best case pricing) to replace the entire system.	

Ista Contact  
Julie Carswell  
3655 Northpoint  
Parkway  
Suite 250  
Alpharetta, GA 30005  
678-832-0932

Concierge Contact  
Barbara Moffitt  
Regional Property  
Manager  
Concierge American  
Housing  
2811 La Frontera, Austin,  
TX 78728  
Cell 512.788.4131  
Fax 512.733.1777

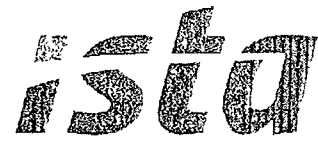




### Reason for Billing Method Change

The meters can not be replaced due to the type of system. This is an Olask system and has not been manufactured in 10 years. It would cost \$77,804.97 (best case pricing) to replace the entire system.

We will be billing the property as a RUBS. 50% based on occupancy and 50% based on square footage. The property will have a 25% CAD.



March 17, 2009

Dear Limestone Ranch,

*ista* uses reliable, high quality precision products from the industry's leading manufacturers of utility metering and submetering hardware. From time to time your hardware requires service or calibration. We understand that quality assurance and control are key to your successful utility management program. Therefore *ista* assigns qualified and experienced technicians to service submetering systems.

During an audit of your community's submetering system, it was found that repairs are needed. Please find the attached proposal for hardware maintenance services, which includes a breakdown of the issues and a summary of your community's hardware system.

Please do not pay from this proposal. You will receive an invoice upon completion of work. Please sign and fax the proposal to 770-242-0431 so that we can get someone out to your property as quickly as possible.

Thank you for your business, and we look forward to working with you. If you have any questions, please do not hesitate to contact your Client Relations Manager.

Regards,

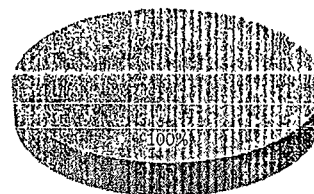
Cheryl Morgan

# ista

City: Austin  
State: TX  
Zip: 72728

Meter Type:	Osaki	
Read Type:	Manual Read	
Age of System:	n/a	
Total # of meters:	512	
Meters Functioning	0	0%
Meters Not Functioning:	512	100%
Property Code	32962	
Created By:	Felicia Rivera	
Date Created:	3/17/2009	
Proposal Expiration Date:	5/1/2009	

<b>Meters Functioning</b>	100%
<b>Meters Not Functioning</b>	0%



## Entire Property Conversion

[illegible]



PROPERTY NAME: LIMESTONE RANCH (32962)

## Equipment & Labor Required

Item	Part #	Quantity	Price	Total	Description
Inovonics DCC 5800	38000	1	\$ 1,246.00	\$ 1,246.00	Data Collector and Concentrator
EchoStream Receiver	36005	1	\$ 252.00	\$ 252.00	Receiver for DCC
EchoStream PMTransmitter	36000	512	\$ 46.20	\$ 23,654.40	Transmits reads from water meter
AMCO V100 Positive Displacement Meter					
w/ Pulse Output	25640	512	\$ 45.50	\$ 23,296.00	Water Meter
AMCO Connector Washer	25637	512	\$ 0.49	\$ 250.88	Washers
				\$ -	
Equipment Subtotal				\$ 48,699.28	
Labor Subtotal		512	\$ 49.00	\$ 25,088.00	Labor
Sales Tax (Labor)				\$ -	
Sales Tax (Equipment)			8.25%	\$ 4,017.69	
Total				\$ 77,804.97	

## Acceptance

By signing this document, you are authorizing ista to perform all work specified in this document. Please select the method of payment below by checking the appropriate box. In doing so, you authorize ista to collect payments using the selected method.

- ☐ I agree to pay all invoices submitted for the above work within 30 days after receipt of the invoice. In the event that ista is not paid in full within 90 days for work performed pursuant to this document, I authorize ista to deduct all monies owed from resident collections.
- ☐ I agree to have monthly resident collections withheld until invoice is paid in full.

I have read and understand this maintenance proposal, and agree to all of its terms.

Signature	_____	Date	_____
Printed Name	_____	Title	_____



Maintenance Service Proposal

Contact: Cheryl Morgan

Email: [cmorgan@ista-na.com](mailto:cmorgan@ista-na.com)

Tel: 678-832-0981

Fax: 770-242-0431

# Application to Change Billing Method

RN number \_\_\_\_\_ CN number \_\_\_\_\_ S number \_\_\_\_\_

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