

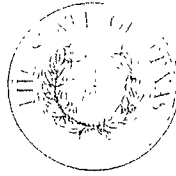


Control Number: 51856



Item Number: 364

Bryan W. Shaw, Ph.D., *Chairman*
Buddy García, *Commissioner*
Carlos Rubinstein, *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



SAP 1664 CO

name change
owner change
Sub to Allocate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY *Street update*

Protecting Texas by Reducing and Preventing Pollution

May 31, 2011

DL
6-8-11

Ms. Kerry Bowe, Vice President of Operations
Centaurus Property Management, LLC
2501 Oak Lawn Avenue, Suite 850
Dallas, Texas 75219

Re: Request for approval to change billing method
La Jolla on Meadowbrook (formerly known as Randol Crossing)
Registration No. S1664 CN: 600683169 RN: 101260628

RECEIVED
JUL 23 PM 3:32

Dear Ms. Bowe:

The request you submitted on behalf of La Jolla on Meadowbrook to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter of May 19, 2011.

If you have any questions, please contact Margot Taunton at 512/239-6403, via e-mail to margot.taunton@tceq.texas.gov, or by fax to 512/239-6972.

Sincerely,

Tammy Benter, Manager
Utilities & Districts Section
Water Supply Division

TB/MT/lm

364

Margot Taunton - La Jolla on Meadowbrook - Request to Allocate residential water

From: Kerry Bowe <kbowe@centaurusinv.com>
To: "margot.taunton@tceq.texas.gov" <margot.taunton@tceq.texas.gov>
Date: 5/19/2011 9:43 AM
Subject: La Jolla on Meadowbrook - Request to Allocate residential water
Attachments: Meadowbrook submeter repair bid.PDF; Meadowbrook TCEQ Registration.docx

We have determined that the submeters in place at the above-referenced property are not accurate. The cost to repair the meters and enable them to read accurately will be in excess of \$15,000 (bid attached). The property simply cannot afford to make the needed repairs. As such, we request permission to allocate our residents' water bills. I have also attached a soft copy of the registration form that we submitted in hard copy form on May 5.

If you have any questions or need any additional information, please feel free to contact me.

Kerry Bowe
VP of Operations
Centaurus Property Management, LLC
214-306-6589, ext 113



501 Corporate Centre Dr., Ste 310, Franklin, TN 37067
615-627-1965 x111 <> Fax 615-627-2005

PROPOSAL

Water & Sewer

Proposal Date 5/18/2011

Kerry Bowe- Centaurus Investments

La Jolla on Meadowbrook

2501 Oaklawn Ave

Fort Worth, TX

Dallas TX

Number of Units 160

Est. Monthly Utility Expense \$5,600

Mike Benoit

Quantity Purchase Proposal Summary

	Total	Per Unit
WSI Materials	\$11,002	\$69
SIM Installation Labor	\$4,229	\$26
Total Investment	\$15,231	\$95

Submeter Installation & Maintenance, LLC	Quantity Purchase - Labor		
	Water & Sewer		
	Proposal Date	5/18/2011	
Kerry Bowe- Centaurus Investments	La Jolla on Meadowbrook		
2501 Oaklawn Ave	Fort Worth, TX		
Dallas TX	Number of Units	160	
	Est. Monthly Utility Expense	\$5,600	
	Mike Benoit		
Components To Be Installed By SIM	Quantity	Each	Total
Radio Transmitters, Repeaters & Concentrator (Per Unit)	160	\$21.43	\$3,428.57
Verify if current meter is operable- Note if replacement is needed	160	\$5.00	\$800.00
Total			\$4,228.57
Per Unit			\$26.43
<p>The above prices and conditions are satisfactory and are hereby accepted. WSI is authorized to furnish materials as proposed. A 20% down payment will be paid with the contract. Balance of contract payable within 10 days after invoice date. A service charge of 1.5% per month will be added to any unpaid balance over thirty days. If collection is necessary, purchaser agrees to pay all collection expenses including court cost and attorneys fees. This proposal is based on assumptions and conditions that are attached and by reference herein are made a part of this agreement. The attached warranty and software license are also made part of this agreement by reference herein. Any charges by your third party vendors will be charged to you. Pricing subject to change unless signed contract is received by SSI within 30 days of bid date.</p>			
Accepted By _____ Title _____ Date _____			

Assumptions and Conditions

These assumptions and conditions are made a part of the System Installation Proposal by reference therein. Some assumptions may not apply to your proposal.

In properties where all of the water consumed is not measured, billing of the water consumption will be accomplished by estimating the consumption not measured.

There is a functional manual cut off valve in each unit on the water line where the meter will be installed, and there is room to install the meter between the cut off valve and the next connector on the Line or Tee, and the water line where the meter is to be installed is readily accessible i.e.: There is sufficient space for the meter to be installed without cutting any drywall, removing the water heater, moving any other fixtures or appliances, or substantially modifying the plumbing in the unit. Existing building valves are the responsibility of the property. If a cut-off valve needs to be replaced due to space requirements or functional ability the charge will be \$35 per valve. SSI assumes the water heater will not need to be removed for installation, but where it is necessary to remove the water heater there will be a \$100 charge per water heater. If point of use metering is installed and property has a Fluid Master fixture water flow may not be detected if the Fluid Master is aged. Fluid Master replacement may be required and is the responsibility of the property to replace.

Access to the units is the responsibility of the property and the property agrees to provide timely and unhindered access to the units for installation.

There are no plumbing cross connections between units and all water lines are 3/4". All water meters will be 3/4" X 5/8" unless otherwise specified. If meters are to be installed at the point of use a point of use flow sensor will be installed, not a standard water meter. Some or all of the meters or flow sensors may not include a read out on the device.

All demolition and repair of sheetrock is the responsibility of the Customer unless indicated otherwise in this proposal.

All units are constructed in the same fashion, and the location of the plumbing and electrical systems are the same.

It will be the responsibility of the customer to furnish electrical power to the control centers, base station, repeaters, and computer.

This proposal is subject to modification as a full and detailed inspection of the property has not been performed to verify all system operations are in line with this proposal.

This proposal is subject to all necessary state and local codes, permits and approvals, compliance of which is the responsibility of the customer.

This system requires a dedicated telephone line, furnished by the customer. This line must be installed prior to the system installation.

If the phone line is not installed within completion of installation a

cellular modem line will be installed to pull reads until the property installs the phone line. The cost of the cellular modem will be invoiced to the property or deducted from the monthly proceeds each month.

Due to variations in water pressure, imperfect plumbing, and the sensitivity of electronic systems, there may be consumption anomalies, i.e. small consumption indicated when water is not being used because water is moving backwards and forwards in the water lines. WSI does not assume any responsibility or liability for this inherent accuracy tolerance or anomaly.

If the system to be installed requires a separate internet account, the line must be installed prior to installation.

The type, quantity, quality, location and method of installation of hardware to be installed shall be at the sole discretion of WSI. If a radio system is to be installed it will be at WSI discretion as to the specific type of wired or wireless radio hardware that will be installed.

This contract does not include Prevailing Union Wages as specified by Davis Bacon Act. If these wages are required there will be additional charges to this proposal.

Adding the property to the liability insurance as a additional insured will be an additional \$100. To have a Waiver of Subrogation on General Liability is an additional \$150 for a total of \$250.

Radios installed under this agreement are designed for sub-metering purposes and not life support or other such critical installations. Weather conditions and other factors may prevent radio transmissions from being received and therefore there is no guarantee that hourly data will be available every hour. WSI assumes no responsibility for damage or other losses as a result of data not being received every hour. Any reference to hourly reads are a function of the billing service not the hardware purchased.

Initial _____



Texas Commission on Environmental Quality

Registration of Submetered
or Allocated Utility Service

This Box for TCEQ Use Only

Registration No. S 1664

Date: 6-8-11 By: De

SAP 1664 CO

This Box for TCEQ Use Only

CUSTOMER REFERENCE NUMBER

REGULATED ENTITY REFERENCE NUMBER

CN(9 digits) Owner Update + Street Data

Send a completed Core Data Form (TCEQB10400) with this registration.

PROPERTY OWNER (ACustomer@ on TCEQ-10400)

Name Centaurus GF Terrace, LLC

Do not enter the name of the owner=s contract manager, management company, or billing company.

NAME AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

(ARegulated Entity@ on TCEQ-10400)

Name La Jolla Terrace

X Apartment Complex Condominium Manufactured Home Rental Community Multiple-Use Facility

If applicable, describe the AmultipleBuse facility@ here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for X Water X Wastewater Both these bills are Submetered X Allocated **

Name of utility providing water/wastewater City of Fort Worth

Date submetered or allocated billing begins (or began) Feb 1 2011 Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

Not applicable, because Bills are based on the tenant=s actual submetered consumption OR There are neither common areas nor an installed irrigation system

All common areas and the irrigation system(s) are metered or submetered. We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

X This property has an installed irrigation system that is not separately metered or submetered. We deduct 43% percent (which is equal to or greater than 25 percent) of the utility=s total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property has an installed irrigation system(s) that is/separately metered or submetered. We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility=s total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

X This property does not have an installed irrigation system. We deduct at least 5 percent of the retail public utility=s total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

**IF UTILITY SERVICES ARE ALLOCATED,

YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM

Send BOTH this form and the TCEQ Core Data Form by fax to: 512/239B6972 OR by mail to: TCEQ, Utilities & Districts Section, MCB153 PO Box 13087 Austin, TX 78711B3087

If you need help completing this form, call TCEQ=s Utilities & Districts Section at 512/239B4691. Additional information about submetered and allocated billing is available at the following site:

http://www.tceq.texas.gov/permitting/water_supply/ud/submeter.html

If you need help completing the TCEQ=s Core Data Form, call our Central Registry Program at 512/239B5175. You can also find instructions for completing this form at the following site:

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants. *Okay to "X" off Page e-mail from Kerry Rowe*

☒ Occupancy method: The number of occupants in the tenant=s dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
The number of occupants in the tenant=s dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility=s billing period.	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant=s dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

☒ Occupancy and size of rental unit 57 percent (which is equal to or greater than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:
\$the size of the tenant=s dwelling unit divided by the total size of all dwelling units, OR
\$the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

☐ Submetered hot water: The individually submetered hot water used in the tenant=s dwelling unit is divided by all submetered hot water used in all dwelling units.

☐ Submetered cold water is used to allocate charges for hot water provided through a central system:
The individually submetered cold water used in the tenant=s dwelling unit is divided by all submetered cold water used in all dwelling units.

☐ As outlined in the condominium contract. | Describe

☐ Size of manufactured home rental space: The size of the area rented by the tenant divided by the total area of all rental spaces.



TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)		
<input type="checkbox"/> Yes <input type="checkbox"/> No		
3. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	4. Regulated Entity Reference Number (if issued)
CN		RN

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)		5/26/2011	
6. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check only one of the following:			
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Operator	<input type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant	<input type="checkbox"/> Other: _____
7. General Customer Information			
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	<input type="checkbox"/> Change in Regulated Entity Ownership
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)		<input type="checkbox"/> No Change**	
**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.			
8. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	<input type="checkbox"/> Sole Proprietorship- D.B.A
<input type="checkbox"/> City Government	<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government	<input type="checkbox"/> State Government
<input type="checkbox"/> Other Government	<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Other: _____
9. Customer Legal Name (If an individual, print last name first ex: Doe, John)		If new Customer, enter previous Customer below	
Centaurus GF Terrace LLC		2011 MAR 31 AM 11:15 RECEIVED TCEQ WATER SUPPLY DIV. End Date:	
10. Mailing Address:	2501 Oak Lawn Avenue		
	Suite 850		
City	Dallas	State	TX
ZIP	75093	ZIP + 4	
11. Country Mailing Information (if outside USA)		12. E-Mail Address (if applicable)	
		kbowe@centaurusinv.com	
13. Telephone Number	14. Extension or Code	15. Fax Number (if applicable)	
(214) 306-6589	113	(214) 594-5502	
16. Federal Tax ID (9 digits)	17. TX State Franchise Tax ID (11 digits)	18. DUNS Number (if applicable)	19. TX SOS Filing Number (if applicable)
26-118971			
20. Number of Employees		21. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)			
<input checked="" type="checkbox"/> New Regulated Entity	<input type="checkbox"/> Update to Regulated Entity Name	<input type="checkbox"/> Update to Regulated Entity Information	<input type="checkbox"/> No Change** (See below)
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.			
23. Regulated Entity Name (name of the site where the regulated action is taking place)			
La Jolla Terrace Apartments			

24. Street Address of the Regulated Entity: (No P.O. Boxes)	8900 Randol Mill Road <u>8901 Meadowbrook Dr</u>							
	City	Fort Worth	State	TX	ZIP	76120	ZIP + 4	
25. Mailing Address:	8900 Randol Mill Road							
	City	Fort Worth	State	TX	ZIP	76120	ZIP + 4	
26. E-Mail Address:	lajollaterrace@centaurusinv.com							
27. Telephone Number	28. Extension or Code		29. Fax Number (if applicable)					
(817) 860-4002			(817) 860-0033					
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)		32. Primary NAICS Code (5 or 6 digits)			33. Secondary NAICS Code (5 or 6 digits)		
6513			531110					
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description.)								
Residential Property Management and Leasing								

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	340 unit garden-style apartment community.							
36. Nearest City	County		State		Nearest ZIP Code			
Fort Worth	Tarrant		TX		76120			
37. Latitude (N) In Decimal:				38. Longitude (W) In Decimal:				
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review – Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V – Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:


SECTION IV: Preparer Information

40. Name:	Kerry Bowe		41. Title:	Agent	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(214) 306-6589	113	(214) 594-5502	kbowe@centaurusinv.com		

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Centaurus GF Terrace LLC	Job Title:	Agent	
Name (In Print):	Kerry Bowe	Phone:	(214) 306-6589	
Signature:		Date:	5/26/2011	


Debbie Reyes-Tamayo - RE: La Jolla Terrace

From: Kerry Bowe <kbowe@centaurusinv.com>
To: Debbie Reyes-Tamayo <Debbie.Reyes-Tamayo@tceq.texas.gov>
Date: 6/6/2011 10:29 AM
Subject: RE: La Jolla Terrace

Yes please.

From: Debbie Reyes-Tamayo [mailto:Debbie.Reyes-Tamayo@tceq.texas.gov]
Sent: Monday, June 06, 2011 10:27 AM
To: Kerry Bowe
Subject: RE: La Jolla Terrace

Thank you Kerry, the first box will need to X off. Do you want me to X off for you?

Debbie Reyes 
 Utilities Financial Review
 Water Supply Division
 512-239-4683 512-239-6972 Fax

>>> Kerry Bowe <kbowe@centaurusinv.com> 6/6/2011 10:22 AM >>>

It's 57%. Sorry for the oversight. Thanks!

From: Debbie Reyes-Tamayo [mailto:Debbie.Reyes-Tamayo@tceq.texas.gov]
Sent: Monday, June 06, 2011 10:14 AM
To: Kerry Bowe
Subject: La Jolla Terrace

Please see the attached and fill in page 2 of 10363. how much %.

Occupancy and size of rental unit	57%	percent (which is equal to or greater than 50%) of the utility
ter/wastewater consumption is allocated using the occupancy method checked above. The remainder is according to either: of the tenant's dwelling unit divided by the total size of all dwelling units, OR of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.		

The other % needs to be X off with the first box.
