



Control Number: 51856



Item Number: 370

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



2021 JUL 27 PM 1:07

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
PROTECTING TEXAS

Protecting Texas by Reducing and Preventing Pollution

April 08, 2014

Ms. Sabrina Patterson
ConService
595 Riverwoods Pkwy, Ste 300
Logan, UT 84321

Request for Approval to Change Billing Method for **Landmark at Saratoga** (formerly Canyon Village at Canyon Hills)
S0142
6307 Bluff Springs Road
Austin, Texas 78744-4273

Dear Ms. Patterson:

The requests submitted on behalf of **Landmark at Saratoga Apartments: S0142**, located on **6307 Bluff Springs Road, Austin, Texas 78744-4273**, to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter dated **March 17, 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 §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

March 17, 2014

SENT VIA E-MAIL
Texas Commission on Environmental Quality
Utilities & Districts Section
Attn. Ms. Tammy Benter
Water Supply Division
P.O. Box 13087
Austin, TX 78711-3087

RE: Request for Approval to Change Billing Method

Landmark at Saratoga (formerly Canyon Village) – 6307 Bluff Springs
Rd., Austin, TX 78744
Registration No. S0142

Dear Ms. Benter:

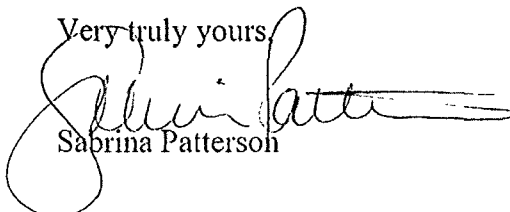
Our company serves as the utility billing provider for the above-referenced property, upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Texas Commission on Environmental Quality ("TCEQ") approve this property to transition from submetered to allocated billing.

We understand that the Texas Administrative Code §291.123 permits owners to switch from submetered to allocated billing upon a showing of good cause and approval by the TCEQ. For the following reasons, we believe that Landmark at Saratoga meets the good cause requirements outlined in the Code, and we respectfully ask that the TCEQ approve this request.

Over the past several months, the submeter system has started to malfunction requiring that the property incur ongoing repair and replacement costs above and beyond normal wear and tear. The electronics currently installed at this property are Tapwatch 2 which are no longer supported nor available for replacement by the vendor. Moving forward, as the old style Tapwatch 2 transmitters fail (which they are currently doing) they will need to be replaced with the newer style transmitters. The upgrade cost for the current issues only is **\$5,202.00**. The property expects that as the system continues to fail, this cost will increase rapidly. It does not have the capital resources to make these upgrades, and therefore requests that a switch to allocated billing be permitted.

Should you require any additional information in making your determination, please do not hesitate to contact me directly at (858)695-1900 or spatterson@conservice.com.

Very truly yours,



Sabrina Patterson

Property Code:

CONSERVICE

utility management & billing

Date

PFR #8297

01/07/14

PO Box 4647
Logan, UT 84323
Phone 855-737-7710 Fax 435-792-6678

PROPOSAL FOR UPGRADE OF EXISTING INOVONICS SYSTEM

We are committed to providing the very best quality and timely service.

Community Information

Property Name
Address
City
State

Landmark at Saratoga Ridge
6307 Bluff Springs Rd
Austin
TX 78744

Property
Corporate
Phone #
Email
Portfolio

Tracy Childers

512-448-4060

saratogardgepm@latapts.com

Landmark Apartment Trust

Mike Newton
Account Manager
Sid Beckstead
Billing Manager

System Information

Communications
Modem

TAP 2, FA5201
512-249-2667

DCC Working Properly

Yes ☒No ☐

RETAIL Units
Installed by Conserve
Under Warranty
Under Maintenance

Yes ☐
Yes ☐
Yes ☐
Yes ☐

No ☒
No ☒
No ☒
No ☒

Cold H2o ☒
Hot H2o ☐
Hot H2o Allocation ☐
Electric ☐
Thermostat ☐

REPEATERS	10
Repeater ISSUES	0
Total UNITS	229
Total SUBMETERS	229
Submeters Operating	224
Submeter ISSUES	5
Operating Level	98%

*Details of work are listed on Page Two Tab at the bottom of this work sheet/screen.

Materials/Labor Pricing as required for Upgrade

Upgrade Repeaters
Upgrade Transmitters

10	\$225.00	\$2,250.00
5	\$45.00	\$225.00

Upgrade Receiver
Upgrade RDL

1	\$252.00	\$252.00
1	\$1,375.00	\$1,375.00

Install / Repair Estimate

UPGRADE LABOR CHARGES

\$1,100.00

PARTS/MATERIALS LISTED ABOVE

\$4,102.00

\$5,202.00

TOTAL

36

PLEASE SEE COMMENTS SET TO COMMENT PAGE 2

Prices for parts, materials and labor are subject to change based on installation/repair needs, actual costs and/or warranty agreement

We will continue to prepare estimated bills for these units. Please be advised that by not authorizing these repairs you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein
You acknowledge that you are authorized to sign this proposal on behalf of your company

Please FAX back to Conserve at Fax 435-792-6678. Once received, we will contact you to schedule an installation / repair date.
If we do not receive this approved PFR within 30 days, we will assume you do not want these repairs

Accepted and Approved By:

Signature

Date

Print Name and Title

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled. Once scheduling is confirmed by the property, Conserve must be notified at least two business days prior to service date via email at meters@conserve.com if the visit needs to be rescheduled. If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of \$250 for related expenses

IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR REPAIRS TO BE PERFORMED

To Decline Repairs:

Please sign below and Fax back to Conserve

Signature

Date