



Control Number: 51856



Item Number: 374

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



SAP/
30042/co

2005 JUL 27 PM 2:47

RN 102677127

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CN 600625438

Protecting Texas by Reducing and Preventing Pollution
April 7, 2005

Mr. Steve Thurber
Senior Vice President, Operations
Pace Realty Corporation
5429 LBJ Freeway, Suite 500
Dallas, Texas 75240

Re: Request for approval to change billing method
Villas at Montfort (known as Jefferson at Montfort in TCEQ records)
Registration No. S0042

CN: 600625438 RN: 102677127

Dear Mr. Thurber:

The request you submitted on behalf of Villas at Montfort to change from submetered to allocated billing is approved. This approval is based on the facts stated in your March 24, 2005, letter. 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 Ms. Margot Taunton at 512/239-6403, via e-mail to Mtaunton@tceq.state.tx.us, or by fax to 512/239-6190.

Sincerely,

Lisa Mejia for Michelle Abrams

Michelle Abrams, Team Leader
Utilities Financial Review
Water Supply Division

MA/mt/ac

Attachments (TCEQ-10363 and TCEQ-10400)

374



50042
M. J. ...
6/1/05

RN 102677127
CN 600625438

March 24, 2005

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

RE: Villas at Montfort Apartments, Dallas, TX

Dear Ms. Taunton,

The Villas at Montfort, located at 14332 Montfort in Dallas, Texas, water sub-metering equipment failed to work as did the electronic reporting system. This means we are unable to provide accurate bills to the residents. We want to RUB the water and sewer in compliance with the regulations addressing allocation methods.

The reason that we are having this problem is that the existing equipment that has been at the property for many years is out of warranty and many of the parts to the system are out of production. The estimated cost to replace the sub-metering system and electronics ranges between \$160,000 and \$200,000. An unexpected expense such as this would place an undue hardship on us for this unexpected capital expense. However, it is our expectation that we will be replacing the system some time in the future.

Please confirm that we are moving in the right direction so that our billing company may proceed.

Thank you so much for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Thurber", is written over a horizontal line.

Steve Thurber
Sr. Vice President
Operations

ST/sdm

RECEIVED

MAR 28 2005

TEXAS COMMISSION
ON
ENVIRONMENTAL QUALITY