



Filing Receipt

Received - 2023-04-10 01:43:36 PM

Control Number - 54440

ItemNumber - 510

4/10/2023

Public Utility Commission
Central Records
Attn: Chris Burch, Director – Customer Protection
1701 N. Congress Avenue, P.O. Box 13326
Austin, TX 78711-3326

RE: Request for Approval to Change Billing Method at Falconhead S10472

Dear Mr. Burch:

Our company, Conservice LLC, serves as the utility billing provider for Falconhead, upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas (“PUC”) approve this property to transition from its registered status as submetered to allocated billing.

We understand that Texas Water Code section § 13.502 permits the owner to switch from submetered to allocated billing upon a showing of good cause and approval by the PUC. For the following reasons, we believe Falconhead meets the good cause requirements outlined in the Code, and we respectfully ask the PUC to approve this request.

Recently, the submeter system has begun to malfunction, requiring that the property incurs the ongoing repair and replacement costs above and beyond normal wear and tear. Given the current state of the submetering system, the property will incur costs of \$ 27,187.77 to replace current broken equipment, and it is likely that further equipment failure will occur and need to be replaced and upgraded. Attached is the proposal for repair. The property does not anticipate having the capital resources required to make these and future repairs, and respectfully requests that they be allowed to bill tenants through allocative methods.

Should you require and additional information in making your determination please do not hesitate to contact me directly.

Sincerely,

Bret R. James
Legal Counsel – Conservice
750 South Gateway Drive
River Heights, UT 84321
435-750-5402
bretjames@conservice.com

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PROPERTY INFORMATION

Property	Falconhead	Units	248
Portfolio	Tipton Asset Group, Inc	MAP	No
Address	3400 Ranch Road 620 S, Bee Cave, TX 78738		

To authorize, please sign this RealPage Submeter Maintenance Proposal and send it via email to Submeter@RealPage.com. Terms and Conditions are included on the last page.

RealPage Submeter completed a quality check on your submetering system and identified some issues that need inspection and/or repair. These units may receive estimated, rather than actual, usage bills until the issues are resolved.

Please refer to the following pages for a detailed list of issues, service addresses and customer names.

PROPOSAL SUMMARY

Issue	Materials	Labor	Combined	Quantity	Total
Meter Non-Incrementing	\$67.00	\$40.50	\$107.50	2	\$215.00
New Transmitter	\$79.80	\$40.50	\$120.30	191	\$22,977.30
Parts Order (M164-I)	\$67.00	\$0.00	\$67.00	8	\$536.00
Parts Order Labor	\$0.00	\$0.00	\$0.00	1	\$0.00
Repeater Inactive	\$346.50	\$81.00	\$427.50	3	\$1,282.50
			Subtotal		\$25,010.80
			Shipping		\$123.50
			Estimated Tax		\$2,053.47
			Estimated Total		\$27,187.77

Proposal to replace remaining older Transmitters and address 2 non-incrementing meters.

- Site to work keys opening doors at a rate of 4-6 doors per hour; any significant delays will be billed at \$144 and hour.
- Area around meters and transmitters should be free of personal belongings prior to unit entry.
- Shut off valves are the responsibility of the property.
- Technician may ask site's maintenance to turn water on and off in units, or buildings, if required.
- More non-incrementing meters may be discovered once units are back on-line.
- 8 meters priced in proposal in case required, site will not be charged for any unused meters.
- If meters are hard plumbed meter will be left with site to have meter installed.
- Price of meter plus installation is approximately \$120.
- Repeaters availability may have a lead time before available.

Work Start Date: To Be Determined

Work Stop Date: To Be Determined

Proposal Date
2/24/2023

RealPage Submeter Owner
Bryan Hunter

Approval

Phone: (800) 254-9710

Fax: (949) 250-6397

Email: Submeter@RealPage.com

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Service Address	Resident	Service	Issue Type	Manufacturer
Parts Order				
<i>Parts Specified for This Work Order</i>				
8 M164-I / Minol Minomess 130 Poly cold meter, 3/4" X 5.12" lay length, 1:1, Standard Pulse/Gallon				
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10103, Bee Cave, TX 78738-6814-6814	Bertram Bradley	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10104, Bee Cave, TX 78738-6814-6814	PATTI DENIS	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10105, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10106, Bee Cave, TX 78738-6814-6814	William Miller	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10107, Bee Cave, TX 78738-6814-6814	Adrian Langford	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10108, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10201, Bee Cave, TX 78738-6814-6814	CARLOS GONZALEZ RAMOS	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10202, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10203, Bee Cave, TX 78738-6814-6814	Syed Haq	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10204, Bee Cave, TX 78738-6814-6814	Daniel Molina	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10205, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10206, Bee Cave, TX 78738-6814-6814	Ralph Trimmer	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10207, Bee Cave, TX 78738-6814-6814	John Suberbielle	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10208, Bee Cave, TX 78738-6814-6814	FRANZ MULLER	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10209, Bee Cave, TX 78738-6814-6814	Jeannette Suarez	Water	New Transmitter	Tehama Wireless DCAP
Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10304, Bee Cave, TX 78738-6814-6814	Paloma Rodriguez- Valencia	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #10305, Bee Cave, TX 78738-6814-6814	Laura Fernandez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #10306, Bee Cave, TX 78738-6814-6814	Cristian Barraza	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #10307, Bee Cave, TX 78738-6814-6814	Debra Reyes	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #10309, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11203, Bee Cave, TX 78738-6814-6814	Azmat Syed	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11204, Bee Cave, TX 78738-6814-6814	Rece Boyd	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11205, Bee Cave, TX 78738-6814-6814	Krisztian Granicz	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11210, Bee Cave, TX 78738-6814-6814	Janet Broussard	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11304, Bee Cave, TX 78738-6814-6814	Landing LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11306, Bee Cave, TX 78738-6814-6814	Kelsi Lewis	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11307, Bee Cave, TX 78738-6814-6814	Barbara McPharlin	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #11309, Bee Cave, TX 78738-6814-6814	Shaimaa Elsi	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12101, Bee Cave, TX 78738-6814-6814	Michael Spruiell	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12103, Bee Cave, TX 78738-6814-6814	Sara Metcalf	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12104, Bee Cave, TX 78738-6814-6814	Mireya Delgado Ariza	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12105, Bee Cave, TX 78738-6814-6814	Leidys Salcedo	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12106, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	Meter Non-Incrementing	Tehama Wireless DCAP
3400 Ranch Road 620 S #12106, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #12107, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12108, Bee Cave, TX 78738-6814-6814	Liane Hartnagel	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12110, Bee Cave, TX 78738-6814-6814	Harry Delgado Lara	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12201, Bee Cave, TX 78738-6814-6814	Kevin Vaccaro	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12202, Bee Cave, TX 78738-6814-6814	Patricia Anderson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12203, Bee Cave, TX 78738-6814-6814	Manuela Luppino	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12204, Bee Cave, TX 78738-6814-6814	Justin Taylor	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12205, Bee Cave, TX 78738-6814-6814	Rosaura Lopez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12206, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12209, Bee Cave, TX 78738-6814-6814	SONIA SHAMASH	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12210, Bee Cave, TX 78738-6814-6814	* Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12302, Bee Cave, TX 78738-6814-6814	Edson Paray	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12304, Bee Cave, TX 78738-6814-6814	Julia Hernandez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12306, Bee Cave, TX 78738-6814-6814	Leslie Hess	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12307, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #12309, Bee Cave, TX 78738-6814-6814	Troy Fiacco	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2106, Bee Cave, TX 78738-6814-6814	Mary Kinard	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2108, Bee Cave, TX 78738-6814-6814	Caryl Wasit	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #2110, Bee Cave, TX 78738-6814-6814	Raidy Adjunta	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2201, Bee Cave, TX 78738-6814-6814	Travis Burkey	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2203, Bee Cave, TX 78738-6814-6814	Bethany Bain	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2205, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2206, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2208, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2209, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2210, Bee Cave, TX 78738-6814-6814	Marcus Boerkei	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2302, Bee Cave, TX 78738-6814-6814	Ian Esses	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2305, Bee Cave, TX 78738-6814-6814	Cody Johnson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2306, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #2307, Bee Cave, TX 78738-6814-6814	Jordan Garrett	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3101, Bee Cave, TX 78738-6814-6814	Jamie Powers	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3102, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3103, Bee Cave, TX 78738-6814-6814	Brent Hopkins	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3104, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3105, Bee Cave, TX 78738-6814-6814	Carrie Neubar	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3106, Bee Cave, TX 78738-6814-6814	Robbie West	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #3107, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3108, Bee Cave, TX 78738-6814-6814	Roxanné Burkey	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3201, Bee Cave, TX 78738-6814-6814	* Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3202, Bee Cave, TX 78738-6814-6814	Vladimir Apat	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3204, Bee Cave, TX 78738-6814-6814	Joe (C/O) Reid	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3206, Bee Cave, TX 78738-6814-6814	Ricardo Reyes	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3207, Bee Cave, TX 78738-6814-6814	Lauren Boyle	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3301, Bee Cave, TX 78738-6814-6814	Marlene Fuentes	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3302, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3303, Bee Cave, TX 78738-6814-6814	Adrian Pinto gonzalez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3304, Bee Cave, TX 78738-6814-6814	Guillermo Jauregui	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3305, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3306, Bee Cave, TX 78738-6814-6814	Eric Nemeth	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3307, Bee Cave, TX 78738-6814-6814	Yehiskor Mendoza	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #3308, Bee Cave, TX 78738-6814-6814	Church Jesus Christ Of Latter-day Saints	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4110, Bee Cave, TX 78738-6814-6814	Harini Padmanabhan	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4201, Bee Cave, TX 78738-6814-6814	Jason Higgins	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4202, Bee Cave, TX 78738-6814-6814	Jennifer Curry	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #4203, Bee Cave, TX 78738-6814-6814	* Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4205, Bee Cave, TX 78738-6814-6814	Gabrielle Stednick	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4206, Bee Cave, TX 78738-6814-6814	Owen Reynolds	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4208, Bee Cave, TX 78738-6814-6814	Ary Dias Filgueiras Filho	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4210, Bee Cave, TX 78738-6814-6814	Mauricio Lopez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4302, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4304, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4305, Bee Cave, TX 78738-6814-6814	Sean Cook	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4306, Bee Cave, TX 78738-6814-6814	Frances Meloche	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4307, Bee Cave, TX 78738-6814-6814	Gary Baker	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #4309, Bee Cave, TX 78738-6814-6814	Zsolt Barna	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5101, Bee Cave, TX 78738-6814-6814	Gloria Elizondo	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5102, Bee Cave, TX 78738-6814-6814	Carol Jones	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5103, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5105, Bee Cave, TX 78738-6814-6814	Joe Martinez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5106, Bee Cave, TX 78738-6814-6814	* Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5107, Bee Cave, TX 78738-6814-6814	Debra McCoy	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5108, Bee Cave, TX 78738-6814-6814	Gerardo Carrasguillo	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #5201, Bee Cave, TX 78738-6814-6814	Camille Secretario	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5202, Bee Cave, TX 78738-6814-6814	Holly Bradbury	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5203, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5204, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5205, Bee Cave, TX 78738-6814-6814	Robert Cabello	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5206, Bee Cave, TX 78738-6814-6814	Raya Dhamija	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5207, Bee Cave, TX 78738-6814-6814	Zoly Nguyen	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5208, Bee Cave, TX 78738-6814-6814	Laura Stokes	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5301, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5302, Bee Cave, TX 78738-6814-6814	David Sexton	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5304, Bee Cave, TX 78738-6814-6814	Jeannie Miller	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5306, Bee Cave, TX 78738-6814-6814	Bhye Massood	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5307, Bee Cave, TX 78738-6814-6814	Stephen Cutler	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #5308, Bee Cave, TX 78738-6814-6814	Ronald Martin	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6101, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6102, Bee Cave, TX 78738-6814-6814	Chloe Sidelinger	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6103, Bee Cave, TX 78738-6814-6814	Garrett Goldwater	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6105, Bee Cave, TX 78738-6814-6814	Manuel Lardizabal Mejia	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #6106, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6107, Bee Cave, TX 78738-6814-6814	Jacob Brunkenhoefer	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6108, Bee Cave, TX 78738-6814-6814	Julie Garza	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6201, Bee Cave, TX 78738-6814-6814	Ann Michael	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6202, Bee Cave, TX 78738-6814-6814	J R BARRON	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6203, Bee Cave, TX 78738-6814-6814	Candace Presley	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6204, Bee Cave, TX 78738-6814-6814	Erick Hernandez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6205, Bee Cave, TX 78738-6814-6814	Robert McKechnie	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6206, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6207, Bee Cave, TX 78738-6814-6814	Kathleen Kennedy	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6208, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6301, Bee Cave, TX 78738-6814-6814	Zeki Ugur	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6302, Bee Cave, TX 78738-6814-6814	James Cordoba	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6303, Bee Cave, TX 78738-6814-6814	Ami Orouke	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6304, Bee Cave, TX 78738-6814-6814	* Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6305, Bee Cave, TX 78738-6814-6814	Loryn McFall	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6307, Bee Cave, TX 78738-6814-6814	Kory Sorrell	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #6308, Bee Cave, TX 78738-6814-6814	Gabriel Rianda	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #7101, Bee Cave, TX 78738-6814-6814	Ahmed Elgarhy	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7102, Bee Cave, TX 78738-6814-6814	Debbie Gibson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7103, Bee Cave, TX 78738-6814-6814	Michelle South	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7104, Bee Cave, TX 78738-6814-6814	Sharon Martin	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7105, Bee Cave, TX 78738-6814-6814	Angela Eloff	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7106, Bee Cave, TX 78738-6814-6814	Allison Brackhahn	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7107, Bee Cave, TX 78738-6814-6814	Cindy Ritchie	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7108, Bee Cave, TX 78738-6814-6814	Jeffrey John Miller	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7201, Bee Cave, TX 78738-6814-6814	Anna Sapoundjjeva	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7202, Bee Cave, TX 78738-6814-6814	Florence Doan-Bowen	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7203, Bee Cave, TX 78738-6814-6814	Tanya Pierce	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7204, Bee Cave, TX 78738-6814-6814	Dillon Watkins	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7205, Bee Cave, TX 78738-6814-6814	Taylor Ravenna	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7206, Bee Cave, TX 78738-6814-6814	Landing Living LLC	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7207, Bee Cave, TX 78738-6814-6814	Amna Alashkhari	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7208, Bee Cave, TX 78738-6814-6814	Katelyn Reiser	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7301, Bee Cave, TX 78738-6814-6814	Leena Jacob	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7302, Bee Cave, TX 78738-6814-6814	Shauna Szemenyei	Water	New Transmitter	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #7303, Bee Cave, TX 78738-6814-6814	Siarhei Yemialyanau	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7304, Bee Cave, TX 78738-6814-6814	Patricia Racsai	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7306, Bee Cave, TX 78738-6814-6814	Gloria Prado	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7307, Bee Cave, TX 78738-6814-6814	William Gray	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #7308, Bee Cave, TX 78738-6814-6814	Paula Vasquez	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8103, Bee Cave, TX 78738-6814-6814	Noah Peters	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8104, Bee Cave, TX 78738-6814-6814	Melody Parker	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8106, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8107, Bee Cave, TX 78738-6814-6814	Benjamin David Paulson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8108, Bee Cave, TX 78738-6814-6814	Sue Peterson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8201, Bee Cave, TX 78738-6814-6814	Irma Lorena Trevino	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8202, Bee Cave, TX 78738-6814-6814	Amy Luby	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8203, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8205, Bee Cave, TX 78738-6814-6814	Sarina Campbell	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8206, Bee Cave, TX 78738-6814-6814	Jean Pham	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8207, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8208, Bee Cave, TX 78738-6814-6814	Jonathan Nobelecilla	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8301, Bee Cave, TX 78738-6814-6814	Jeremy Bigler	Water	Meter Non-Incrementing	Tehama Wireless DCAP

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Service Address	Resident	Service	Issue Type	Manufacturer
3400 Ranch Road 620 S #8301, Bee Cave, TX 78738-6814-6814	Jeremy Bigler	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8303, Bee Cave, TX 78738-6814-6814	Diana Vanderlaan	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8304, Bee Cave, TX 78738-6814-6814	Keith Wright	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8305, Bee Cave, TX 78738-6814-6814	Cynthia Victor	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8306, Bee Cave, TX 78738-6814-6814	Erik Rumfield	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8307, Bee Cave, TX 78738-6814-6814	Lilian Gonzales	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #8308, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9101, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9102, Bee Cave, TX 78738-6814-6814	Brandice Nelson	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9103, Bee Cave, TX 78738-6814-6814	Robert Dye	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9104, Bee Cave, TX 78738-6814-6814		Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9201, Bee Cave, TX 78738-6814-6814	Terry Casserly	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9202, Bee Cave, TX 78738-6814-6814	David Baczewski	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9203, Bee Cave, TX 78738-6814-6814	Miriam Braun	Water	New Transmitter	Tehama Wireless DCAP
3400 Ranch Road 620 S #9204, Bee Cave, TX 78738-6814-6814	Art Markos	Water	New Transmitter	Tehama Wireless DCAP
Property			Repeater Inactive	
			<i>Parts Specified for This Work Order</i>	
			1 R314-D / Tehama Diversity Repeater incl. 5V DC, 1 amp power supply	
Property			Repeater Inactive	
Property			Repeater Inactive	

RealPage Submeter Maintenance Proposal

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Invoicing will be on a parts & labor basis according to the fee schedule in this 'Not to Exceed' proposal. Minimum billing amount for a site visit is \$750.00 plus tax. RealPage Submeter warrants repairs for one (1) year. This includes any labor performed & all equipment that is repaired/replaced at time of service.

The Do Not Exceed proposal is based on properties in normal condition. Circumstances that would require significant extra labor -- such as corroded piping, brittle piping, buried meters, equipment in tight crawl spaces, equipment behind dry wall, etc... -- can result in a need to re-price the service. RealPage Submeter commits to communicate any non-normal conditions as soon as possible after identification.

RealPage Submeter will contact you to schedule a date and time for a Field Technician to repair these issues. Prior to the visit, RealPage Submeter will provide you with a list of units to be serviced. The property will be responsible for notifying residents/tenants and having keys ready. A Post-Visit Report documenting the repairs will be sent after completion of the service. If access is not granted to any designated units during the scheduled visit, a return visit may be required and will be subject to the Surcharge/Travel Fee of \$750.00 for all visits.

DEFINITIONS

Meter Non-Incrementing

- Definition:

The transmitter has sent data, but there has been zero meter usage reported for the past 30 days or more. The zero usage may be valid (unit is not occupied, residents were traveling, or the utility is only used during part of the year) or it may be a hardware problem (examples include sediment in a water meter or the connection to the transmitter is not correct).

- Normal Solution(s):

The most common resolution is to replace the meter or the probe (connection between transmitter and meter) or to reconnect the wires.

Transmitter Inactive

- Definition:

A transmitter has not reported (sent data) for a period of at least 12 days or more. If a property is manually read, then the period is 60 days or more. Conditions that may cause an inactive flag include dead transmitter, expired battery, bad phone line, inclement weather, radio interference, and vegetation growth.

- Normal Solution(s):

While other scenarios are possible, it is often necessary to replace the battery (if possible) or the entire transmitter.

Transmitter Low Battery

- Definition:

For those systems with the capability, transmitters are flagged several weeks in advance when the batteries are weak and nearing the end of their useful life.

- Normal Solution(s):

Replace the battery in the transmitter.

High Usage

- Definition:

While the threshold can vary from property to property and between utility services (water, gas, electric), this flag occurs when usage increases by a significant amount (such as 50%) versus the unit's prior daily average (over the past 3 months). While high usage is often valid (excessive consumption or large number of residents per unit), potential problems include a faulty transmitter or a leak in the unit.

- Normal Solution(s):

While there are rare occasions when it is necessary to replace a transmitter or the meter, the typical solution is to test the usage (such as a bucket test for water meters) and provide the analysis to the resident / tenant.

Low Usage

- Definition:

Meters with this flag have exceptionally low usage. While there may not be an issue with the meter, it is recommended that the property manager confirm that the unit was occupied for the entire period. If occupied, then there may be a problem with the meter or the resident / tenant may not consume much of the utility.

- Normal Solution(s):

If not due to low usage, then it may be necessary to validate that the meter factor is correct or replace a faulty meter.

Vacant Usage

- Definition:

Units that are known to be vacant but display usage above a certain threshold are flagged for this issue. This threshold varies.

- Normal Solution(s):

If the property or maintenance staff cannot identify the underlying issue, such as a leak or the unit was really occupied, then the meter should be inspected to determine if it needs to be replaced.

RealPage Submeter Maintenance Proposal

TERMS AND CONDITIONS

Terms of Sale

These terms of sale ("Agreement") shall govern the sale of the meters purchased herein and any maintenance services for the meters to be provided by RealPage Utility Management, Inc. ("Company"). A purchaser, contractor, subcontractor, owner, manager, agent for such, or their successors or assigns (collectively, the "Purchaser") shall be bound by this Agreement.

Limitation of Liability

COMPANY SHALL HAVE NO LIABILITY TO THE PURCHASER OF THE METERS OR MAINTENANCE SERVICES PROVIDED BY COMPANY FOR INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, INDIRECT, INCIDENTAL OR PUNITIVE DAMAGES, (INCLUDING WITHOUT LIMITATION LOSS OF REVENUE, UTILITY COST RECOUPMENT, OR PROFITS), FROM ALL CAUSES OF ACTION OF ANY KIND, INCLUDING CONTRACT, TORT OR OTHERWISE, EVEN IF PURCHASER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL COMPANY'S AGGREGATE LIABILITY UNDER THIS PURCHASE ORDER EXCEED THE AMOUNT ACTUALLY RECEIVED BY COMPANY PURSUANT TO THIS PURCHASE ORDER.

Company Warranties

COMPANY PROVIDES NO WRITTEN OR ORAL WARRANTIES WHATSOEVER. COMPANY MAKES NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PURCHASED SERVICES OR METERS. COMPANY HEREBY SPECIFICALLY DISCLAIMS ANY OTHER REPRESENTATIONS AND WARRANTIES, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR THE METERS OR ANY MAINTENANCE SERVICES TO BE PROVIDED BY COMPANY.

Construction

The parties agree that this Agreement was fully negotiated by and between the parties and, therefore, no part of this Agreement shall be interpreted against the party that drafted it.

Confidentiality

Confidentiality: Each of the parties agree to keep the terms of this Agreement confidential and shall not disclose such terms to any other party except on a need-to-know basis in order to carry out the terms of this Agreement as may be required by law, or upon the express written consent of the other party.

Entire Agreement

This Agreement comprises the entire agreement between the parties regarding the subject matter hereof. All prior written and or oral agreements, including any proposals not set forth herein are hereby merged into this Agreement. This Agreement shall not be modified, amended or changed except by written instrument signed by authorized representatives of both parties and designated as an amendment.

Purchaser agrees that any legal action between Company and Purchaser shall be commenced only in Texas which shall be the exclusive venue and forum.



CY 2022 Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Control Number: **54440**

Registration No.: _____

(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do **not** enter the name of the owner's contract manager, management company, or billing company.

Name | Domain Falconhead Apartments LLC

Mailing Address: | 3400 FM 620 S | City | Austin | State | TX | Zip | 78738

Telephone# (AC) | 512-548-8259

E-mail |

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name | Falconhead

Mailing Address: | 3400 FM 620 S | City | Austin | State | TX | Zip | 78738

Telephone# (AC) | 512-263-9293

E-mail | c/o legal@conservice.com

 Apartment Complex
 Condominium
 Manufactured Home Rental Community
 Multiple-Use Facility

If applicable, describe the "multiple-use facility" here: |

INFORMATION ON UTILITY SERVICE

Tenants are billed for | Water | Wastewater | Submetered OR | Allocated ★★ ★

Name of utility providing water/wastewater | West Travis County Public Utility Agency

Date submetered or allocated billing begins (or began) | 3/28/2023 | 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

 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.

 This property has an installed irrigation system that is **not** separately metered or submetered:

We deduct percent (we deduct at least 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/are** 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.

 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, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

You can e-file this form online through the PUC Interchange Filer (<https://interchange.puc.texas.gov/filer>).

- You can find instructions for E-Filing at <https://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf>.

Or you may mail **one** copy to:

For USPS:

For all other delivery or courier services:

Public Utility Commission of Texas Central Records
P.O. Box 13326
Austin, TX 78711-3326

Public Utility Commission of Texas Central Records
1701 N. Congress Ave., 8-100
Austin, TX 78701

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input type="checkbox"/>	1. 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.
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<input checked="" type="checkbox"/>	2. Ratio occupancy method:		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.		Number of Occupants	
		1	1.0
		2	1.6
		3	2.2
		>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/>	3. Estimated occupancy method:		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.		Number of Bedrooms	
		0 (Efficiency)	1
		1	1.6
		2	2.8
		3	4.0
>3	4.0 + 1.2 for each additional bedroom		

For Box #4: if you check off with the % you will need to choose #1, #2, or # 3 from above as the remainder of no more than 50%.

4. Occupancy and size of rental unit	percent (in which no more than 50%) of the utility bill for consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:
<ul style="list-style-type: none"> 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. 	

<input type="checkbox"/>	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.	

<input type="checkbox"/>	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.	

<input type="checkbox"/>	As outlined in the condominium contract. Describe:

<input type="checkbox"/>	Size of manufactured home rental space:
The size of the area rented by the tenant divided by the total area of all the size of rental spaces.	

<input type="checkbox"/>	Size of the rented space in a multi-use facility:
The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.	