



Filing Receipt

Filing Date - 2024-11-25 12:27:45 PM

Control Number - 56021

Item Number - 1755

CY 2024 Registration of Submetered or Allocated Utility Service

Registration Number: S1058

Property Owner

Belmont Estates Limited Partnership
901 E. GREENWAY GLEN DR
Arlington, TX 76012
(817) 469-1500
cjones@dayrise.com

Property Manager

Dayrise Residential
1700 West Loop South, Suite 350
Houston, TX 77027
(713) 784-6200
cjones@dayrise.com

Property Where Utility Service Is Provided

Belmont Estates
901 E. GREENWAY GLEN DR
Arlington, TX 77027
(713) 784-6200
cjones@dayrise.com

Property Type: Apartment (Apartment House)

Information on Utility Service

Tenants are billed for? Both Water and Wastewater
Submetered or Allocated? Changing from Submetered to Allocated
Name of utility providing service: City of Arlington

Changing from Submetered to Allocated

Changing from submetered to allocated has been requested.

Method Used to Allocate Utility Charges

The following methods are used:

- Occupancy Method

Method Used to Offset Charges for Common Areas

The following methods were checked:

- Installed irrigation system that is/are separately metered or submetered.

Required Documents Uploaded

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Belmont Estates Cover Letter_Maintenance Proposal.pdf

Filing Party

This registration was filed by the Property Manager.



October 30, 2024

Chris Burch
Director, Consumer Protection Division
Public Utilities Commission of Texas
1701 North Congress
P.O. Box 13326
Austin, Texas 78711-3326

RE: Conversion from submetered to allocated billing at Belmont Estates (S1058)

Dear Mr. Burch:

Pursuant to Section 24.123(d) of the Texas Public Utility Commission's Regulations, we respectfully request that the Belmont Estates be allowed to convert from submetered to allocated billing.

This site has hard piped Ista meters and they are at end of life. Any meter replacements for this site require the meter to be cut out by a licensed plumber and reinstalled with a new meter (4.5"-7.5" in length) with a pair of couplings by a licensed plumber. Cost for this work will exceed \$250/unit by a plumber and cannot be performed by RealPage (utility management company) if they are found to be glued to the plumbing line. There are currently a total of 21 failed meters. Transmitters installed here are inactive due to repeater issues which are prevalent on site. There are a total of 13 repeaters on site that need to be replaced causing a total of 48 offline transmitters. The total cost of this work is \$14,699.03 but will be sure to exceed this cost if a licensed plumber is required to replace any of the 21 failed meters. Ongoing meter replacements are expected due to the failure rate and presumed installation date.

Belmont Estates is located at 901 E. Greenway Glen Drive, Arlington, Texas 76012. Concurrent with this submission and in compliance with the lease requirements in Regulation 24.123(c), the Owner will provide Tenants a new lease addendum which will disclose the allocated billing method which will be used if Owner receives written approval from your office.

Thank you for your consideration of this request. If you require additional information, my email is melissa.welsh@realpage.com.

Sincerely,

Electronically Submitted
/s/ Melissa Welsh

Attachments



RealPage Submeter Maintenance Proposal

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PROPERTY INFORMATION

Property Belmont Estates
Portfolio DayRise Residential, LLC
Address 901 E. Greenway Glen Dr, Arlington, TX 76012

Units 224
MAP No

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 and service addresses.

PROPOSAL SUMMARY

Issue	Materials	Labor	Combined	Quantity	Total
Meter Non-Incrementing	\$64.00	\$46.58	\$110.58	21	\$2,322.08
No Current Reads	\$80.00	\$46.58	\$126.58	48	\$6,075.60
Repeater Inactive	\$4,966.00	\$93.15	\$5,059.15	1	\$5,059.15
Subtotal					\$13,456.83
Shipping					\$132.00
Estimated Tax					\$1,110.21
Estimated Total					\$14,699.03

Work Start Date: To Be Determined

Work Stop Date: To Be Determined

Proposal Date	RealPage Submeter Owner	Approval
10/16/2024	Rhiannon Morris	

Email: submeter@realpage.com

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ISSUES

Service Address	Service	Issue Type
1500 Chukka Drive #901, Arlington, TX 76012	Water	No Current Reads
1500 Chukka Drive #903, Arlington, TX 76012	Water	Meter Non-Incrementing
1500 Chukka Drive #904, Arlington, TX 76012	Water	Meter Non-Incrementing
1500 Horseway Drive #1902, Arlington, TX 76012	Water	Meter Non-Incrementing
1500 Horseway Drive #1902, Arlington, TX 76012	Water	No Current Reads
1500 Horseway Drive #1903, Arlington, TX 76012	Water	Meter Non-Incrementing
1500 Horseway Drive #1903, Arlington, TX 76012	Water	No Current Reads
1500 Horseway Drive #1904, Arlington, TX 76012	Water	Meter Non-Incrementing
1500 Horseway Drive #1907, Arlington, TX 76012	Water	No Current Reads
1501 Chukka Drive #102, Arlington, TX 76012	Water	No Current Reads
1501 Chukka Drive #107, Arlington, TX 76012	Water	Meter Non-Incrementing
1504 Chukka Drive #801, Arlington, TX 76012	Water	Meter Non-Incrementing
1505 Emerald Isle Drive #2001, Arlington, TX 76012	Water	No Current Reads
1505 Emerald Isle Drive #2005, Arlington, TX 76012	Water	Meter Non-Incrementing
1505 Emerald Isle Drive #2005, Arlington, TX 76012	Water	No Current Reads
1509 Chukka Drive #202, Arlington, TX 76012	Water	Meter Non-Incrementing
1509 Chukka Drive #203, Arlington, TX 76012	Water	Meter Non-Incrementing
1509 Emerald Isle Drive #2102, Arlington, TX 76012	Water	No Current Reads
1509 Emerald Isle Drive #2103, Arlington, TX 76012	Water	No Current Reads
1509 Emerald Isle Drive #2106, Arlington, TX 76012	Water	No Current Reads
1511 Horseway Drive #1206, Arlington, TX 76012	Water	Meter Non-Incrementing
1511 Horseway Drive #1206, Arlington, TX 76012	Water	No Current Reads
1511 Horseway Drive #1212, Arlington, TX 76012	Water	Meter Non-Incrementing
1512 Horseway Drive #1606, Arlington, TX 76012	Water	Meter Non-Incrementing
1516 Horseway Drive #1502, Arlington, TX 76012	Water	No Current Reads
1516 Horseway Drive #1503, Arlington, TX 76012	Water	No Current Reads
1516 Horseway Drive #1504, Arlington, TX 76012	Water	No Current Reads
1516 Horseway Drive #1507, Arlington, TX 76012	Water	No Current Reads
1517 Emerald Isle Drive #2202, Arlington, TX 76012	Water	No Current Reads
1517 Emerald Isle Drive #2203, Arlington, TX 76012	Water	No Current Reads
1517 Emerald Isle Drive #2205, Arlington, TX 76012	Water	Meter Non-Incrementing
1517 Emerald Isle Drive #2205, Arlington, TX 76012	Water	No Current Reads

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Service Address	Service	Issue Type
1517 Emerald Isle Drive #2206, Arlington, TX 76012	Water	Meter Non-Incrementing
1517 Emerald Isle Drive #2206, Arlington, TX 76012	Water	No Current Reads
1517 Emerald Isle Drive #2207, Arlington, TX 76012	Water	Meter Non-Incrementing
1517 Emerald Isle Drive #2207, Arlington, TX 76012	Water	No Current Reads
1518 Chukka Drie #702, Arlington, TX 76012	Water	No Current Reads
1518 Chukka Drie #703, Arlington, TX 76012	Water	No Current Reads
1518 Chukka Drie #706, Arlington, TX 76012	Water	No Current Reads
1518 Chukka Drie #707, Arlington, TX 76012	Water	No Current Reads
1520 Horseway Drive #1401, Arlington, TX 76012	Water	No Current Reads
1520 Horseway Drive #1402, Arlington, TX 76012	Water	No Current Reads
1520 Horseway Drive #1403, Arlington, TX 76012	Water	No Current Reads
1520 Horseway Drive #1404, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2301, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2302, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2303, Arlington, TX 76012	Water	Meter Non-Incrementing
1521 Emerald Isle Drive #2303, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2304, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2305, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2306, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2307, Arlington, TX 76012	Water	No Current Reads
1521 Emerald Isle Drive #2308, Arlington, TX 76012	Water	No Current Reads
1521 Horseway Drive #1301, Arlington, TX 76012	Water	No Current Reads
1521 Horseway Drive #1302, Arlington, TX 76012	Water	No Current Reads
1521 Horseway Drive #1304, Arlington, TX 76012	Water	No Current Reads
1521 Horseway Drive #1306, Arlington, TX 76012	Water	No Current Reads
1522 Chukka Drive #604, Arlington, TX 76012	Water	Meter Non-Incrementing
1525 Chukka Drive #404, Arlington, TX 76012	Water	No Current Reads
1525 Chukka Drive #405, Arlington, TX 76012	Water	No Current Reads
1525 Chukka Drive #407, Arlington, TX 76012	Water	No Current Reads
1525 Chukka Drive #412, Arlington, TX 76012	Water	No Current Reads
1525 Chukka Drive #416, Arlington, TX 76012	Water	Meter Non-Incrementing
1526 Chukka Drive #503, Arlington, TX 76012	Water	No Current Reads
1526 Chukka Drive #506, Arlington, TX 76012	Water	No Current Reads

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Service Address	Service	Issue Type
1526 Chukka Drive #508, Arlington, TX 76012	Water	No Current Reads
1526 Chukka Drive #512, Arlington, TX 76012	Water	Meter Non-Incrementing
1526 Chukka Drive #514, Arlington, TX 76012	Water	No Current Reads
904 Greenway Glen Drive #1107, Arlington, TX 76012	Water	Meter Non-Incrementing
Property		Repeater Inactive

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.

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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 a faulty meter or the connection to the transmitter is not correct).
- **Normal Solution(s):**
The most common resolutions are to replace the meter or the probe (connection between transmitter and meter) or to reconnect the wires.

Transmitter Inactive or No Current Reads

- **Definition:**
A transmitter is not reporting data reliably, and is unlikely to be usable for billing until addressed. Conditions that may cause an inactive flag include a failed battery, a faulty transmitter, and/or reception problems.
- **Normal Solution(s):**
While other scenarios are possible, it is often necessary to replace the battery (if possible) or the entire transmitter.

High Usage

- **Definition:**
High Usage concerns are issues reported by the property staff or identified from billing reports. It is recommended that the property staff reviews the unit's occupancy and plumbing fixtures prior to requesting inspection for these issues. The RealPage technician will inspect the meter and transmitter to validate proper function, and replace faulty components if approved & indicated to be necessary.
- **Normal Solution(s):**
It may be necessary to replace a transmitter or the meter, but inspections for usage concerns frequently indicate proper function of the submetering equipment. The technician will review the equipment for proper function and replace components if necessary.

Low Usage

- **Definition:**
Low Usage concerns are issues reported by the property staff or identified from billing reports. It is recommended that the property staff reviews the unit's occupancy and plumbing fixtures prior to requesting inspection for these issues. The RealPage technician will inspect the meter and transmitter to validate proper function, and replace faulty components if approved & indicated to be necessary.
- **Normal Solution(s):**
It may be necessary to replace a transmitter or the meter, but inspections for usage concerns frequently indicate proper function of the submetering equipment. The technician will review the equipment for proper function and replace components if necessary.

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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 this Agreement shall be governed, construed and enforced in accordance with the laws of the state of Texas (without regard to the principles of conflicts of law). Any action or proceeding concerning, related to, regarding, or commenced in connection with the Agreement must be brought in a state or federal court located in Dallas County, Texas, and the parties hereby irrevocably submit to the personal jurisdiction of such courts and waive any objection they may now or hereafter have as to the venue of any such action or proceeding brought in any such court, or that any such court is an inconvenient forum.