

POINTE COMMUNITY ASSOCIATION

Single Family Attached Owner Meeting

Water Billing

&

Maintenance Responsibility

Water Billing

- The assessment charged to single family attached owners will no longer include residential water usage. The water charge will appear as a separate line item on your assessment billing.

What to Expect in 2013

- The assessment will be reduced by the amount budgeted for residential water use. The final amount will be determined when the board approves the 2013 budget. The 2013 budget and 2013 assessment amount will be mailed to all homeowners shortly after the board meeting.
- There are currently 20 city water meters for the 138 single family attached units. Each meter feeds from 4 units up to 9 units.
- All water bills will be divided equally amongst all Single Family Attached owners that are not submetered.

Water on Statement

- CA Assessment
- Previous Month's Water Usage

THE POINTE SOUTH MOUNTAIN
VISION COMMUNITY MANAGEMENT
 9633 S 48TH ST, STE 150
 PHOENIX AZ 85044
 480-759-4945

Statement of Account - 11/02/11

Re: **9999 S. 48 th St #7**

John Doe
9999 S. 48th St #7
Phoenix, AZ 85044

Account # : **15-1515**
 Lot # : **15-1515**
 Bill Period:
 Payment Due: **11/02/2011**

Amount Due: 253.80

Date	Description	Charges	Credits	Balance
10/14/11	Balance Forward			0.00
10/17/11	Water	23.80		23.80
11/01/11	ASSESSMENT	110.00		110.00
11/01/11	CH ASSESSMENT	120.00		253.80
New Balance - Please Pay This Amount				253.80

Make Checks Payable to: **THE POINTE SOUTH MOUNTAIN**

Sample Bill of Submetered Unit

712 00011	Previous	0	July 1, 2011
	Current	0	August 1, 2011
	Gallons	4,814	
	Units (748 Gallons/Unit)	6.436	
	Units Over	1.436	
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	Water Base Fee	2.245	
	Water Usage Fee	5.41	
	Environmental Mandates - Water	2.70	
	Sewer Fee	16.395	
	Environmental Mandates - Sewer	3.842	Other (Stormwater) Taxes 0.73
	State Mandated Jail Costs	2.50	State Tax <i>only on Water</i> 0.76
	City Tax	0.83	Other (Drano) Taxes <u>0.0315</u>
	State and Other Taxes	<u>1.52</u>	State and Other Taxes <u>1.52</u>
	<i>Subtotal of Water & Sewer and Taxes</i>	35.44	
	Submeter Reading Fee	<u>2.95</u>	
	Total	<u>\$ 38.39</u>	

Declaration of Homeowner Benefits and Assurances

- Section 7.3.4 Utilities. “Each Residence’s pro rata share of the actual cost to the Association of water and other systems and services, if any, not separately metered or charged directly to a Residence.”

How Do I Submeter?

- Placement of your submeter will be determined by the plumbing contractor you hire. Most submeters will be placed directly outside your unit attached to the shut-off valve on your hose bib.

What Will the Submeter Look Like?



What Will the Submeter Look Like?



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What Will the Submeter Look Like?



Cost

- Will vary depending on your specific circumstances.
- Estimates from \$50.00 - \$300.00
 - Submeter and miscellaneous materials: \$50 - \$150
 - Labor: \$0 - \$250
- Homeowner can use any plumber they choose.
- Installed submeter is the homeowners responsibility to maintain.

Procedure

- Until standardized procedures are in place a homeowner that chooses to submeter must submit to the ACC. Form is available on line at www.wearevision.com
- The form should include the model of submeter, where the submeter or reader will be placed and modifications that will be completed.
 - Must read in Gallons
- A ball valve will be required on all shut offs.

FAQ

- Why is a change in the water billing method necessary?
 - To permit homeowners to pay for only the water they use.

FAQ

■ How much will a sub-meter cost?

- The cost of the sub-meter will vary based on where the meter will be installed. If your water shut off is on the exterior of the building and does not require a remote reader, then the meter cost will be between \$50 – 150. If your unit has an interior shut off (on your water heater or in the garage), then it will require a remote reader and the cost will be between \$200 – 250. This does not include labor for installation. The labor and supply costs will vary depending on how your unit is plumbed. Rough estimates obtained from Armor Plumbing indicate this cost will be between \$200 - 300. Please note that homeowners can use any plumber.

FAQ

- Do I have to use a certain type of submeter?
 - Yes. The submeters must read in gallons and meet specifications approved by the Architectural Committee and the Board of Directors.

FAQ

■ Am I required to submeter?

- No. If a homeowner does not install a meter they will be billed an equal portion of the bill with all other unmetered units (in total or just on that city meter as ultimately decided by the Board).

FAQ

- Will I get a separate bill for water?
 - The billing for water will be included as a separate billing with your monthly assessment. A breakdown of all charges (sewer, taxes, etc) will come with your water bill.

FAQ

- How will I be charged for water if I choose not to submeter?
 - A homeowner that does not submeter will be billed an equal portion of the bill with all other unmetered units on that city meter.

FAQ

- If one person on the meter submeters do I have to?
 - No.
- How much will be charged for the water billing?
 - The charge for the water billing is \$2.95 and will be included with the water bill.

FAQ

- How will leaks between the city meter and any unmetered units be charged?
 - Leaks and the repairs associated with the leak after the city meter to a main line will remain the responsibility of all units and will continue to be paid from assessments equally. Any leak in a line that individually services one unit will be the responsibility of that unit owner.

Additional Questions?

Thank you for attending!

Now is the time for your additional questions.

Also contact your Vision team at (480) 759-4945 or pointecommunity@wearevision.com