

## HOA Self Water Submeter Procedure Proposal Benefits

- Keeping the program in house is more efficient and economical thanks to the database program written by Mike P. Harris.
- The \$1.50 reading and billing fee per month per lot (\$18/year/lot; \$4,752/year for 264 lots) which is less than the \$3.95 per bill WSS was charging for bimonthly reading and billing, will go to the HOA rather than an outside company. Mike P. Harris will do this at no cost to the HOA. See the Detailed Procedure and Proposal on the reverse.
- There will be no extra mailings or payments to make. Everything will be handled by the existing Property Management accounting system on a quarterly basis.
- Only the Management Company will have to keep a current list of owners and addresses. There will be much less of a chance for a tenant to somehow get involved in the middle without the owner's express consent via the minimum 6 month lease agreement.
- WSS contract gave them no incentive to pursue delinquent accounts other than to collect late fees that they would keep. They deducted **ALL** their \$3.95 fees from their collections before forwarding the remainder to our Property Management Company.
- There were far too many problems with WSS. See list entitled WSS Problems.

Note: WSS must and will honor their 2 year warranty on installation of your submeter if they installed it.