

## Some Pros and Cons of Five Options for Those Sharing a City Meter

Install another city meter (See October, November, December 2003 Newsletter). Currently, only one owner has completed this option.

**Pro:**

- Full credit for units allowed by city as part of base fee
- Bills direct from city for no extra charge
- Eventual long term (7-25 years) payback

**Con:**

- High initial investment of at least \$1000

Install a submeter. Be sure that whoever does the installation, installs a submeter approved by the HOA.

**Pro:**

- Low initial cost
- Will not be charged for any leak between the city meter and your home
- If your neighbor with whom you share a city meter also has a submeter, then it is possible to perform a simple crosscheck of meter accuracy and/or finding leaks between a city meter and submeters.

**Con:**

- Only ½ credit for units allowed by city as part of base fee
- Extra charge for reading of submeter
- Eventual long term (7-25 years) costs greater than installing a city meter

If your neighbor with whom you share a city meter has a submeter installed, simply receive bills based upon a differential calculation.

**Pro:**

- No initial cost

**Con:**

- If there is a leak after the city meter, but before your neighbor's submeter, then you will be paying for it.
- Only ½ credit for units allowed by city as part of base fee
- Extra charge for reading of submeter/calculation of bill
- Eventual long term (7-25 years) costs greater than installing a city meter

If your neighbor with whom you share a city meter does not have a submeter installed, simply receive bills based upon a 50/50 split of the city meter bill after any common area share is subtracted.

**Pro:**

- No initial cost

**Con:**

- Only ½ credit for units allowed by city as part of base fee
- Extra charge for reading of submeter/calculation of bill
- Eventual long term (7-25 years) costs greater than installing a city meter

Agree with your neighbor for one of you to receive the city bill directly, split costs however you wish, and inform the HOA via the Management Company in writing. Three sets of neighbors have taken this option to date.

**Pro:**

- No additional cost

**Con:**

- Potential disputes with your neighbor

### Sample City Meter Payback Period Calculation is on the Reverse

If you have any questions, feel free to call Mike P. Harris at 480-540-5416.

**Personally, I have always recommended installing another city meter.**

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Printed and Copied personally at the expense of Mike P. Harris.

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