



BROOKSIDE PARK CONDOMINIUMS

OXON HILL, MARYLAND

Brookside Park Condominiums is a 552 unit garden-style condominium community located in Oxon Hill, MD. This Community was built in the early 1970's, has combined irrigation and residential water and sewer service from DC Water.

Prior to installing sub-meters, the property was paying for all water and sewer costs, these expenses were being passed through to the homeowners as part of their condominium fees. Due to escalating water/sewer rates combined with the inability to further reduce usage (water conservation program, to include toilet, showerhead, and aerator replacements, had already been implemented by WMI) the property was confronted with rising costs and increased usage without the ability accurately determine where they were coming from. The property was also concerned with the increasing disparity of the residential demographic (homeowner occupied vs. tenant occupied) within the community and their respective usage habits/occupancy rates. The community is served by city 'master' meters which would measure usage for the entire property; thus making it difficult to gauge what buildings were using the largest amount of water.

For this community, it was clear that installing AMR submeters for each garden-style building would provide an immediate benefit. These additional meters added a nominal cost to the project, but have since provided 100% water accountability, full audit control, and eventually the data may be able to be used to decrease the sewer charges from the City.

Before all of the submeters were installed, the community started seeing benefits as several units in each building were identified as having constant water flow indicative of leaks, and the owners were notified about the problem. The leaks repaired immediately, saving thousands of gallons of water per month. Once all of the meters were installed a full audit was conducted and the residents with constant and/or higher than average usage were notified, also reducing consumption. The first reading cycle for each community has been used as the baseline, although we know there was already a significant amount of reduction that took place prior to this period from the identification of ongoing leaks (found during meter installation).

The AMR technology has saved the site expenses of periodic trips to each physical location to read a meter. Another advantage has been that billing can be based on near real-time consumption rather than on estimates based on past or predicted consumption. This timely information coupled with analysis has helped the property to better control the use and production of water consumption.



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