

GREEN OAKS APARTMENTS

11600 Huebner Road
San Antonio, Texas 78230
(210) 690-1820

March 13, 1996

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Mr. William F. Caton
Acting Secretary
Federal Communications Commission
1919 M Street, N.W., Room 222
Washington, DC 20554

RE: Telecommunications Services - Inside Wiring, Customer Premises Equipment, CS Docket No. 95-184

Dear Mr. Caton:

We write in response to the FCC's Notice of Proposed Rulemaking released on January 26, 1996, regarding telephone and cable wiring inside buildings. We enclose four (4) copies of this letter, in addition to this original. We are concerned that any action by the FCC regarding access to private property by large numbers of communications companies may inadvertently and unnecessarily adversely affect the conduct of our business and needlessly raise additional legal issues. The Commission's public notice also raises a number of other issues that concern us. We urge the FCC to consider carefully any action it may take.

Background

Green Oaks Apartments are in the residential real estate business. The property consists of 376 apartment units located on the northwest side of San Antonio.

Issues Raised by the FCC's Notice

1. Access to Private Property. We are committed to making sure that efficient telephone and cable service is provided to our residents at a reasonable cost. Government intervention is neither necessary nor desirable to ensure the availability of services and we believe that such intervention could have the unintended effect of interfering with our ability to effectively manage our properties, control the limited space available in most of our properties, and ensure the safety and security of our residents.
2. Demarcation Point. Depending on the type of property, the demarcation point should be outside the building or outside of the premises of each resident.
3. Connections and Regulation of Wiring. There are already standards and building codes in place; the FCC does not need to impose new standards.
4. Customer Access to Wiring. This should be governed by state property law. We must retain the right to control activities on our property if need be.

Sincerely,

GREEN OAKS APARTMENTS

By: Steve Colella
Steve Colella
Its Property Supervisor

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