

PINELAKE APARTMENTS

Siding and Trim

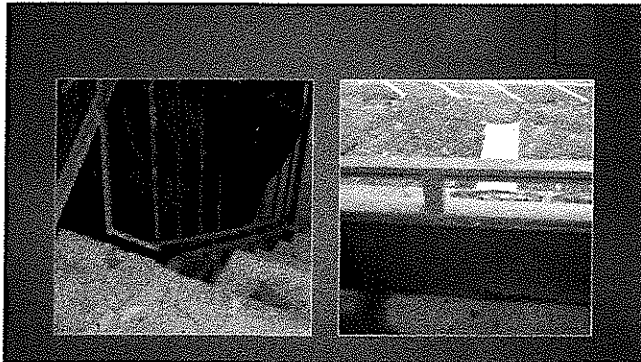
- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeways and also extend directly below windows. The siding on the roof of the building shows significant signs of peeling or flaking in many places. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



101 Pinehurst

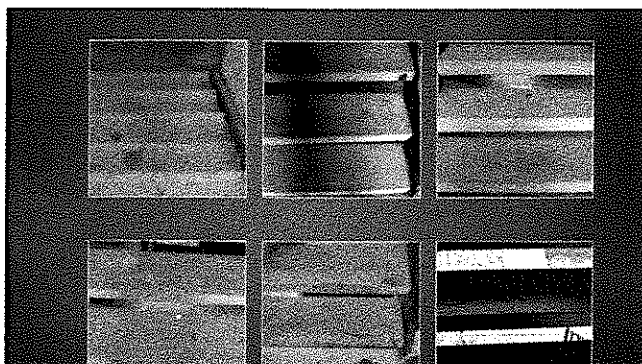
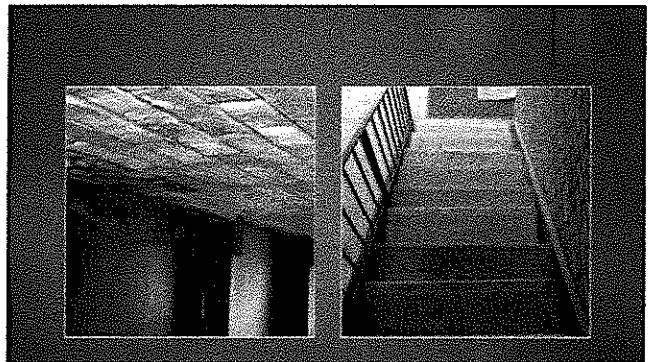
Railings

- Railings on the stairs are painted green all the way up. Much of the railing is showing signs of rust and deterioration. There are no railings on the stairs with missing or broken anchoring hardware. The entire railing along the parking lot of the Pinehurst is a state of disrepair and has been over the wall for many years. The railing appears to have been broken and approximately 40 feet of the railing has been removed.
- The wooden railings at the top of the stairs look like they have been painted and are in good condition.



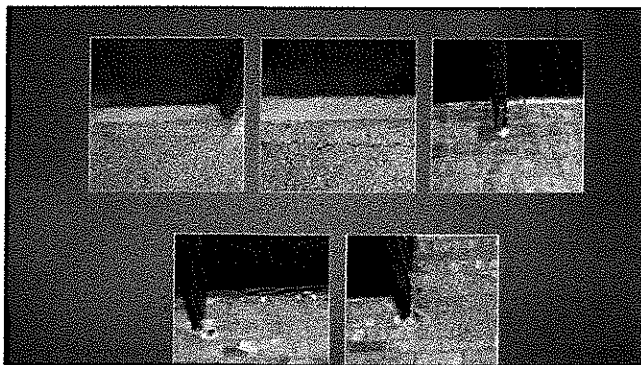
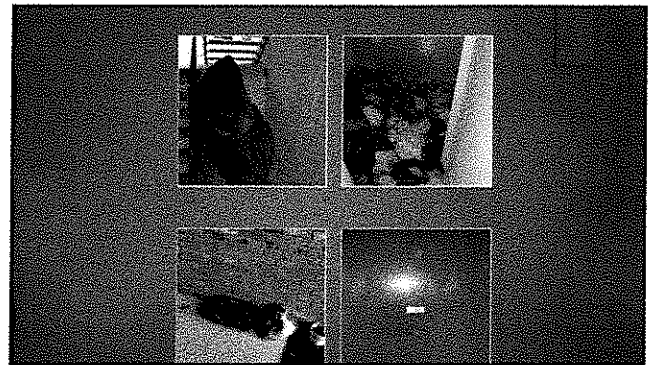
Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of access for both the 2nd and 3rd floors. The heads of the steps are uneven and are not a consistent depth from top to bottom. The use of the steps varies significantly from one step to the next and presents a liability. The left side of signs of cracking and deterioration. There are also areas of spalling and large chunks of concrete are missing from the steps.



Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the back of the wall. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete pan show significant areas of rust and holes. There are many areas of bulging paint indicating further deterioration of the metal of the pan. There is also a crack and mortar material around the support rods inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.

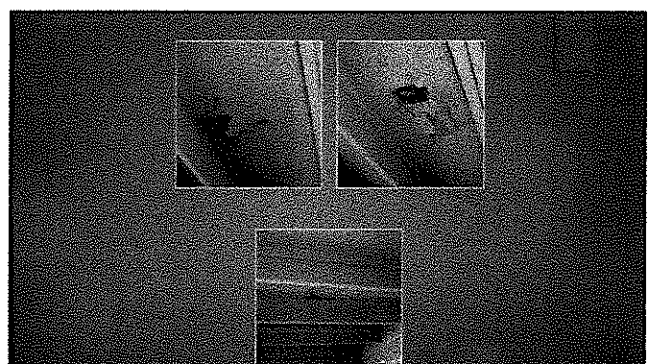


Ceiling

- The ceiling of the breezeway consist of painted wood and just construction. There are areas of lot of the ceiling material holes are present and lack of repair.

Storage

- A charcoal grill is being stored on the loading. A motorcycle is being stored under the steps.

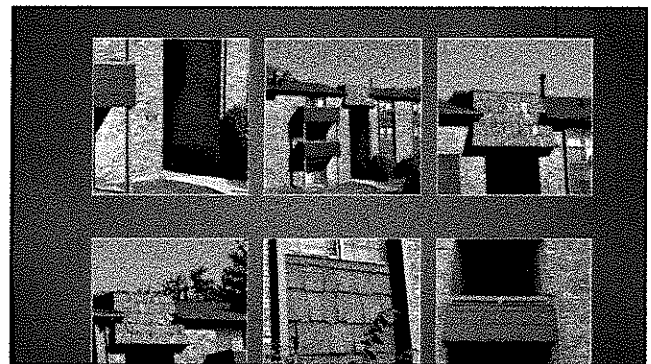
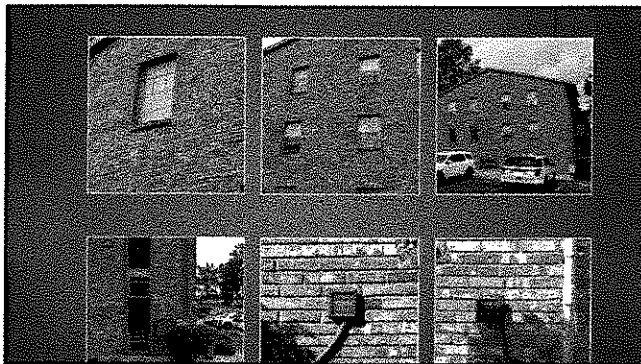


Walls

- The dryer vents on the third floor are on the first floor exterior wall. It also appears that the dryer vent that has been utilized to run conduit through the wall. It is unclear what is running through this conduit.

Siding and Trim:

- Siding and trim on the buildings show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeways and also are directly below windows. The siding is in need of paint and shows significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.

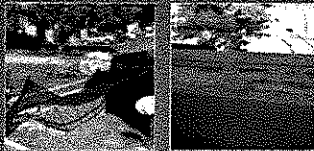
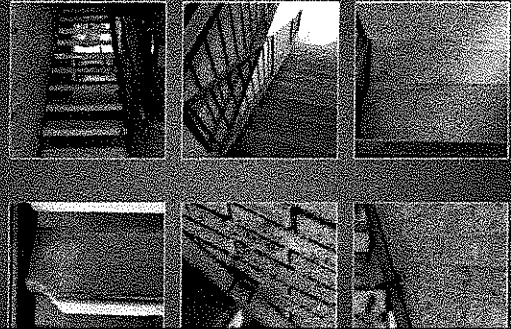


102 PINEHURST



Railings

- Railings are lacking in many areas. Much of the railing is showing signs of rust and deterioration. There are areas of the railing with missing or broken anchoring hardware. The exterior railing along the parking lot of 102 Pleasant is in a state of disrepair and has fallen over the wall behind it. The fence appears to have been struck and approximately 40 feet of the fence has been displaced.
- The wooden railing of the landing of the steps has paint, has areas of mold, rot and missing wood.

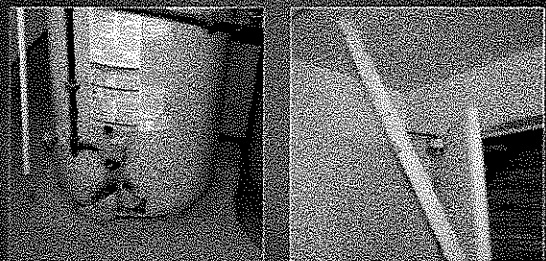


Laundry Room

- The cover plate for the hot water heater is displaced. The door closet for the laundry room is not functioning.

Steps

- Sweeps ways have several steps. These sweeps ways are the only means of egress for both first and second floor. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.

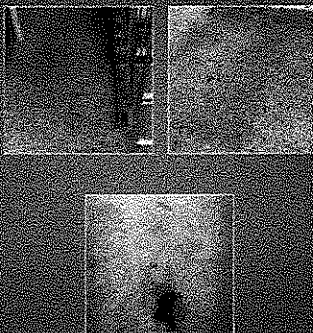
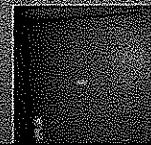
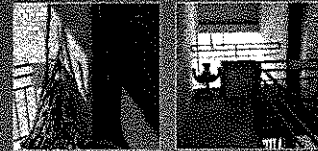
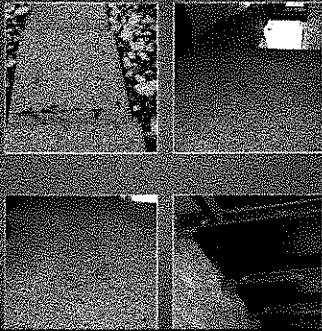


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal I-beams. These beams are then supported by metal rods inserted in the back of the wall. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete, first both the I-beams and concrete pans show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pans. There is loss of bond and mortar material around the support rods inserted into the block. There are areas where the deterioration of the brick had had attempts to repair.

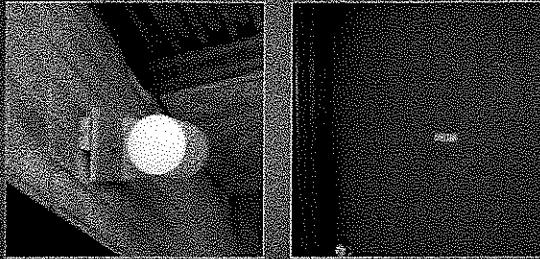
Storage

- A large amount of wood, furniture and debris are being stored on the landings.



Electric

- Lighting fixtures are falling off the wall and sparking wires by Apartment #4.

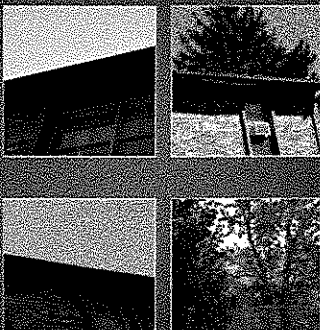
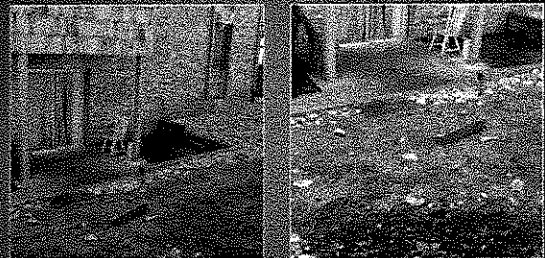


Garbage and Debris

- Garbage and debris are found all along the bottom floor of the property.

Roofs-Gutters

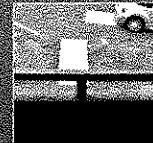
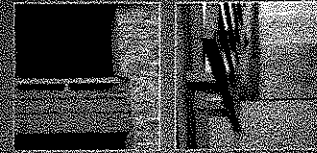
- The rafters of the roof line show areas that are missing or loose and not nailed. The sides of the roof above the breezeway steps appear to be missing and are currently covered with plastic.



109 Pinehurst

Siding and Trim:

- Siding and trim on the buildings show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeway and also areas directly below windows. The siding is in need of paint and show significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of egress for both the 2nd and 3rd floors. The tread of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.

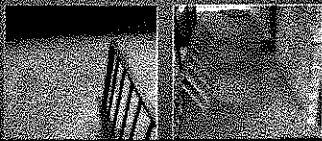
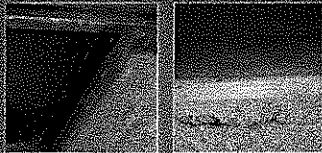
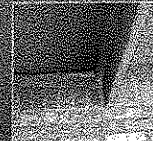
Railings

- Railings are lacking in paint and/or lubrication. Much of the railing are showing signs of rust and deterioration. There are areas of the railings with missing or broken anchoring hardware. The wooden railing at the landing of the steps lacks paint, has areas of mold and rot.



Landings

- The landings are comprised of concrete poured in a form that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the back of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete parts show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the form. There is also brick and mortar material around the supports that inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.

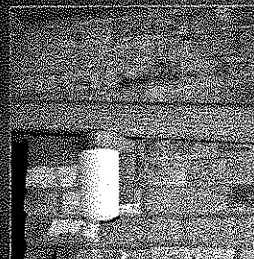


Roofs-Gutters

- The gutter along the 3rd floor appears to be using a light fixture for support. The gutter also appears to have holes and is leaking leaving areas of standing water.

Ceiling

- The ceiling of the breezeway consist of painted wood and is in construction. There are areas of rot of the ceiling material. Holes are present and lack of paint.



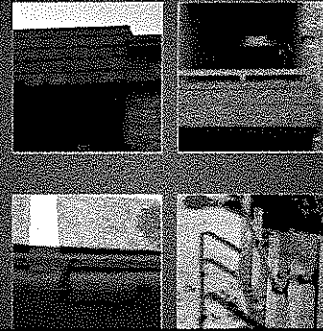
110 Pinehurst

Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rot and deterioration. There are areas of the railings with missing, broken or loose anchoring hardware. The wooden railing at the landing of the steps lacks paint, has areas of mold and rot.

Siding and Trim:

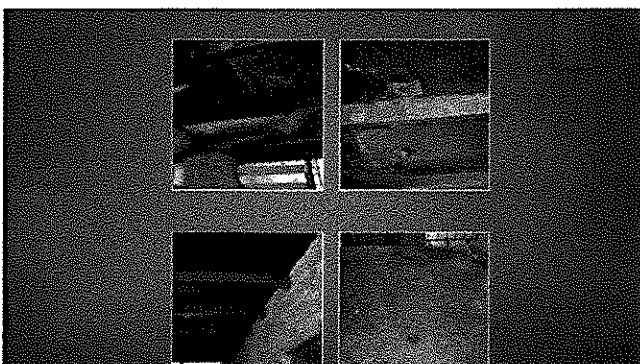
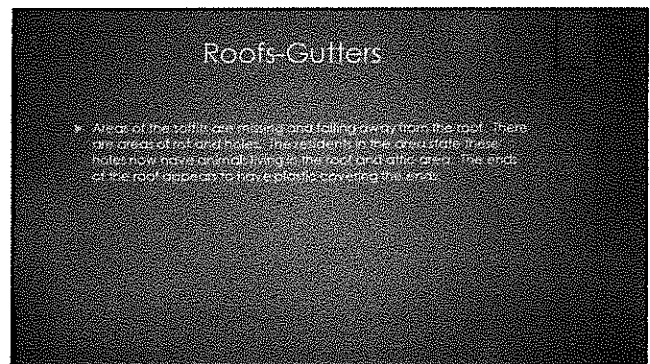
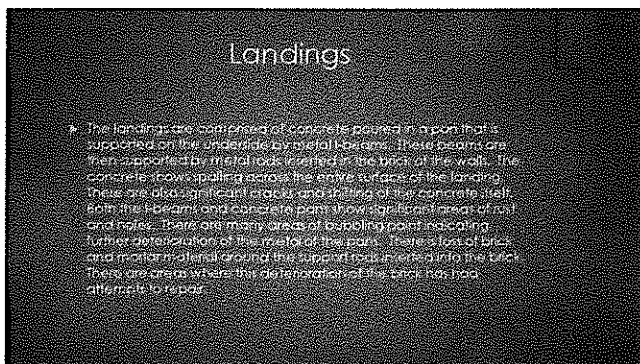
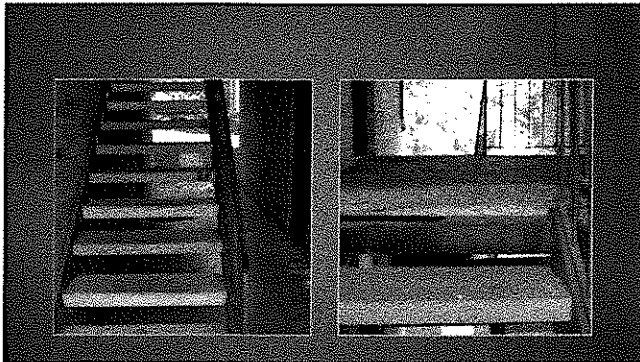
- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingle, painted blue. These shingles cover the bulk of the roof directly above the breezeway and patio walk directly below windows. The siding is in need of paint and show significant signs of fading or fading no paint at all. There are multiple areas where the siding's missing, has rotted away, leaving holes and gaps.



Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of access for both the 2nd and 3rd floors. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and prevents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.



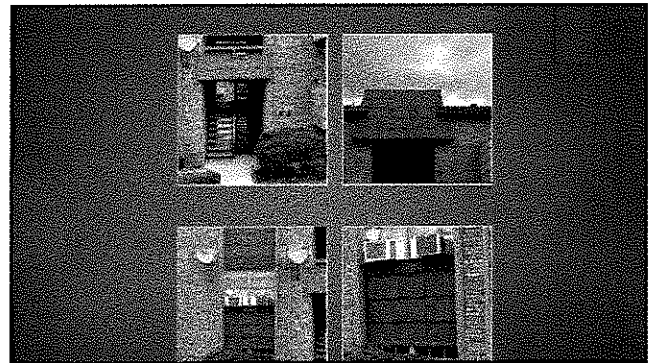


Storage

- Furniture and combustible liquid containers are being stored on the landing.

Siding and Trim:

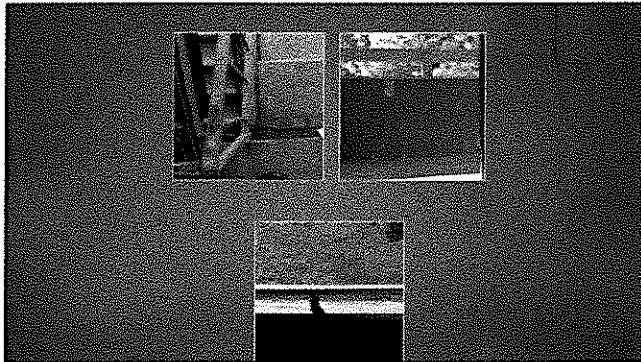
- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeways and also areas directly below windows. The siding is in need of paint and show significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



113 Pinehurst

Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rot and deterioration. There are areas of the railings with missing, broken or loose anchoring hardware. The wooden railing at the landing of the steps lack paint, has areas of mold and rot.

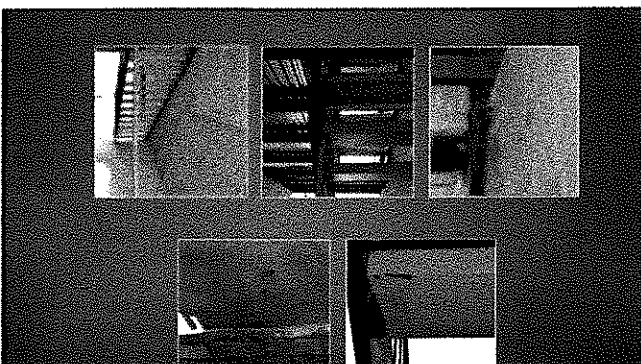
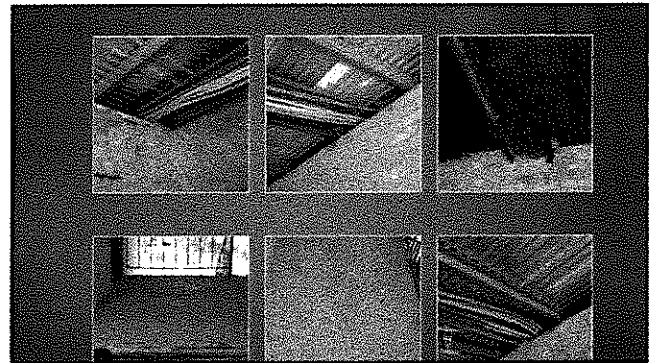


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and shifting of the concrete itself. Both the beams and concrete show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pan. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.

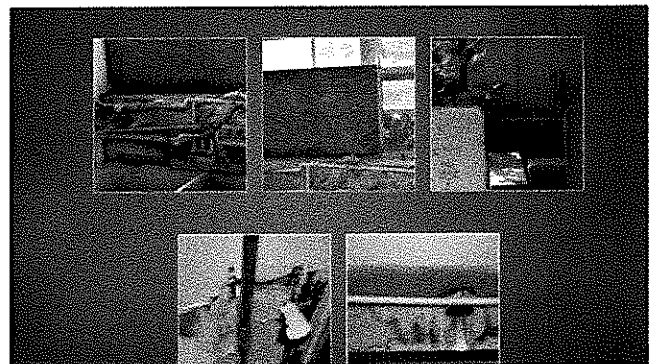
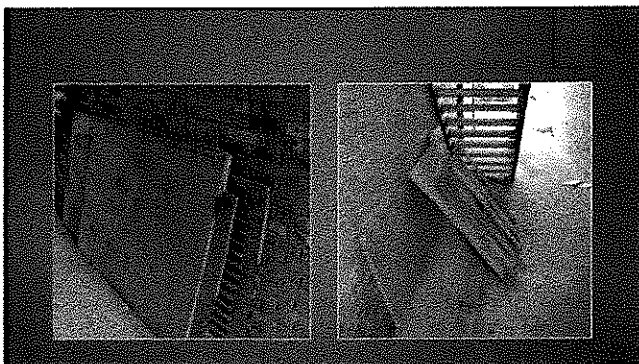
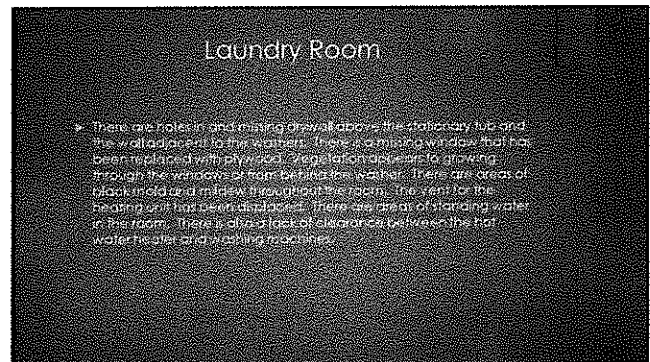
Steps

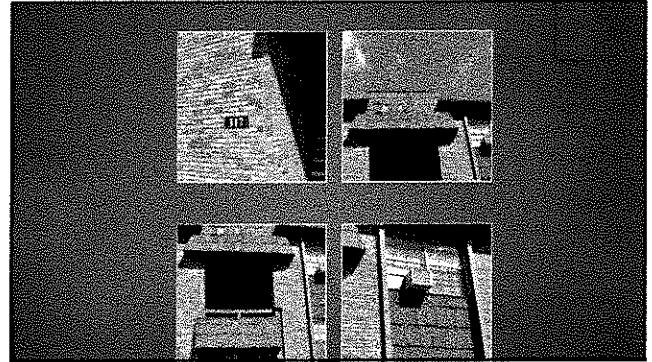
- The steps and landings of the breezeway have several issues. These breezeway are the only means of egress for both the 2nd and 3rd floor. The treads of the steps are uneven and are not a constant depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps. The stringer on the bottom floor appears to be supported by a purchased wood.



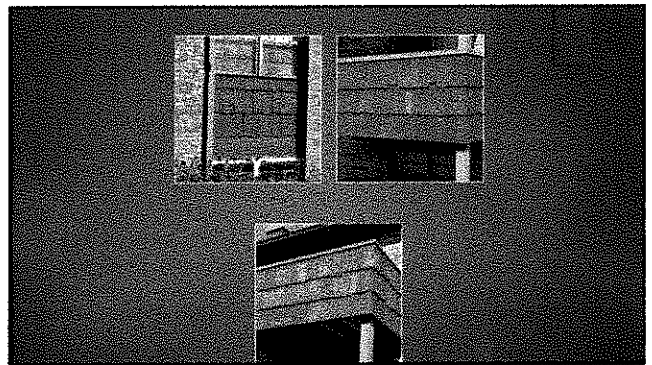
Roofs-Gutters

- The roofline has signs of the split that are missing leaving holes to the attic space. There are areas where the split is loose and showing signs of rot. The roof above the breezeway appears to be covered with plastic.





117 Pinehurst

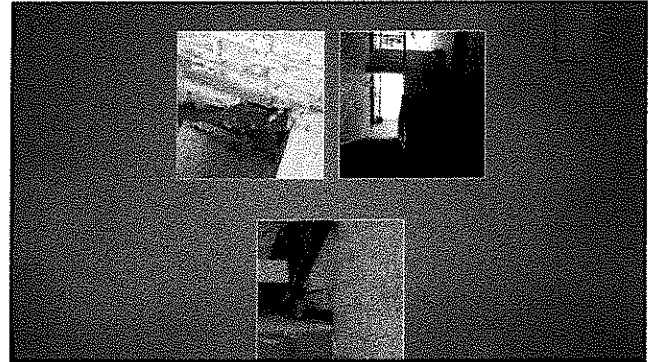
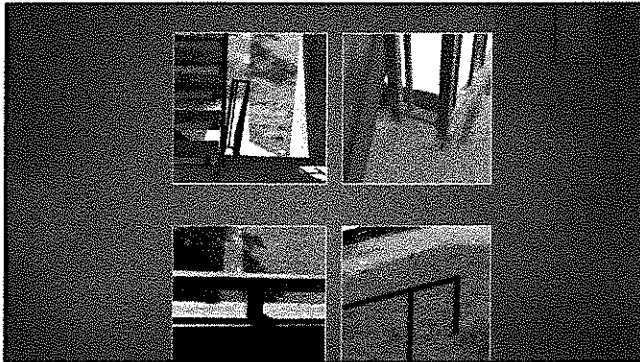


Siding and Trim:

- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeways and also extend directly below windows. The siding are in need of paint and show significant signs of fading or fading no paint at all. There are multiple areas where the siding is missing, has rotted away, leaving holes and gaps.

Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rot and deterioration. There are areas of the railings with missing, broken or loose anchoring hardware. The railings are leaning and have areas of free floating at the base. The wooden railing at the landing of the steps lack's paint, has areas of mold and rot.

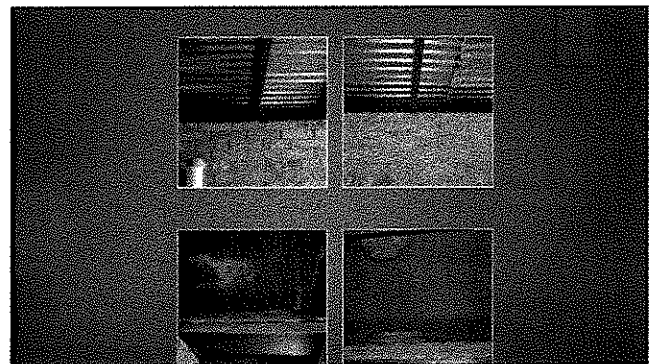
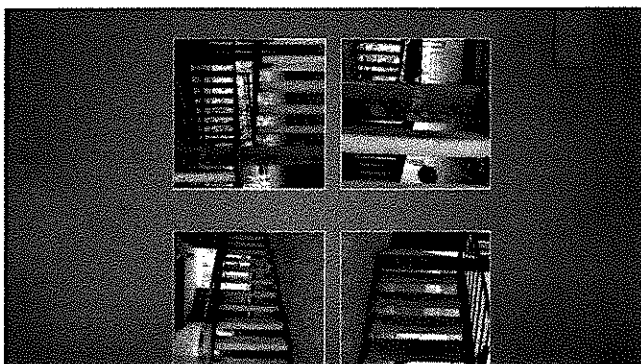


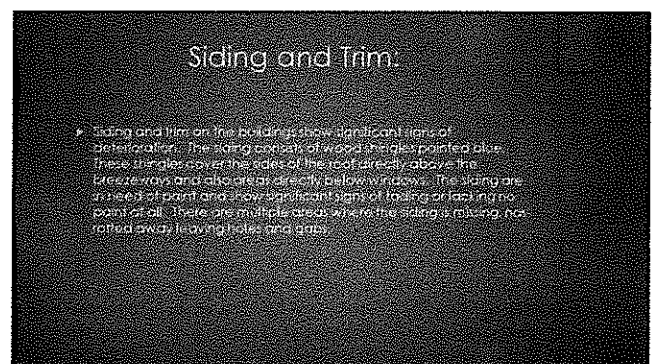
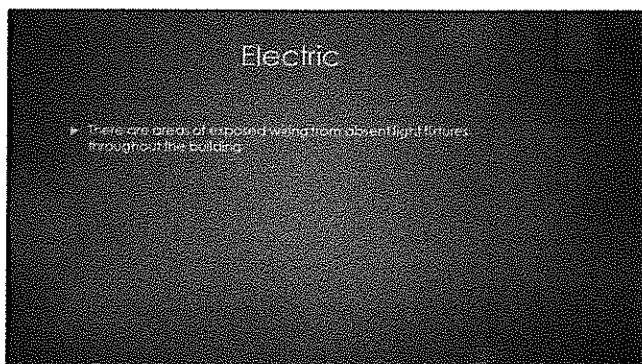
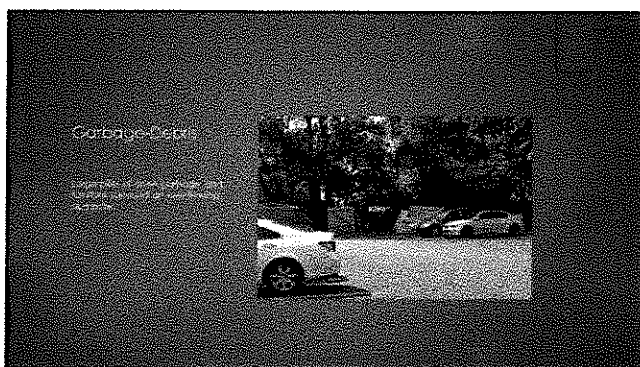
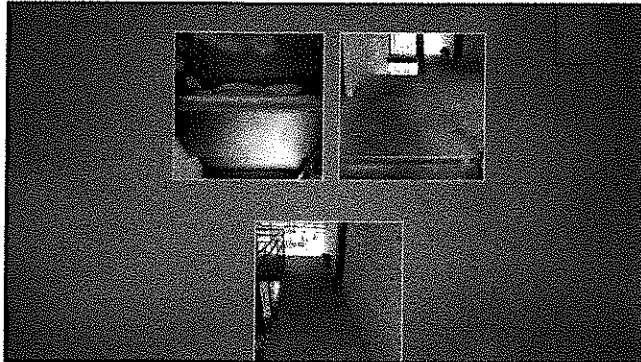
Steps

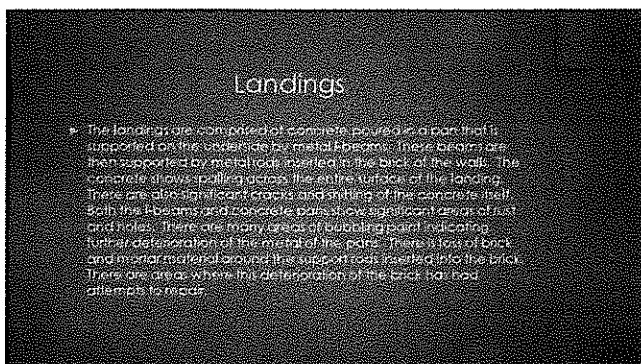
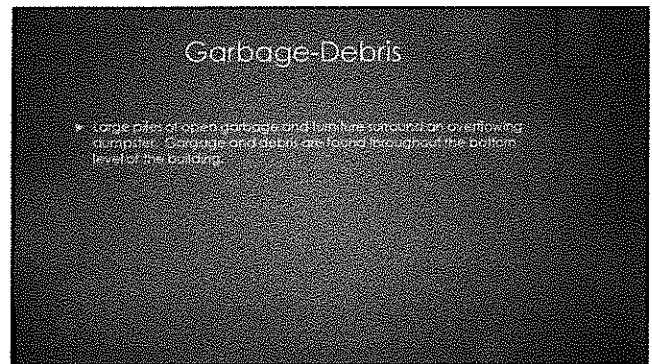
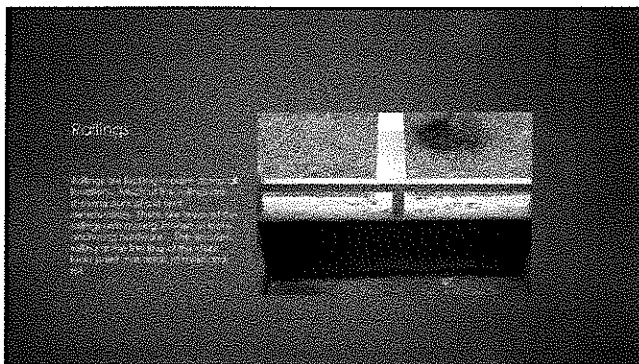
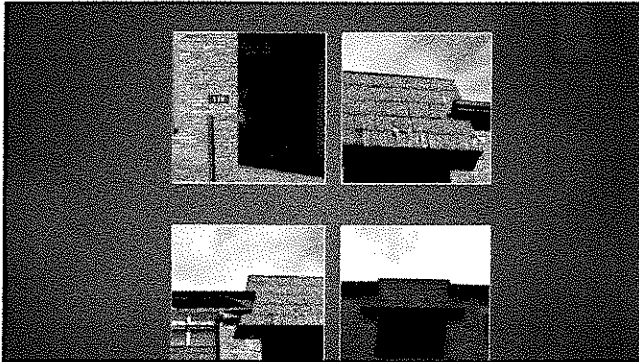
- The steps and landings of the breezeway have several issues. These breezeways are the only means of access for both the 2nd and 3rd floors. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.

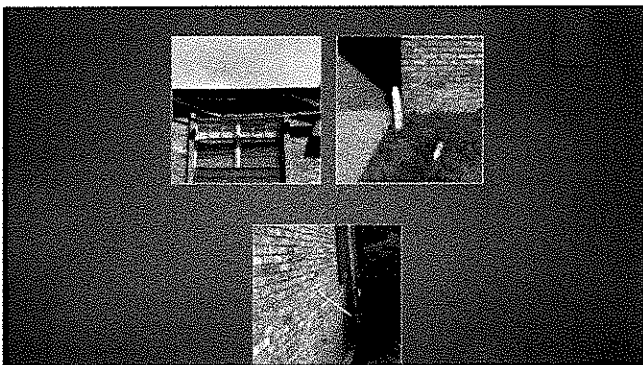
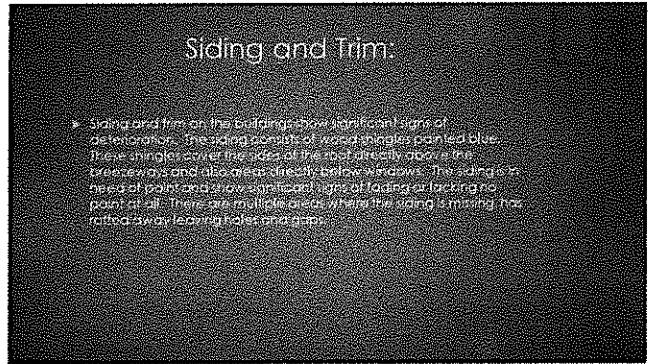
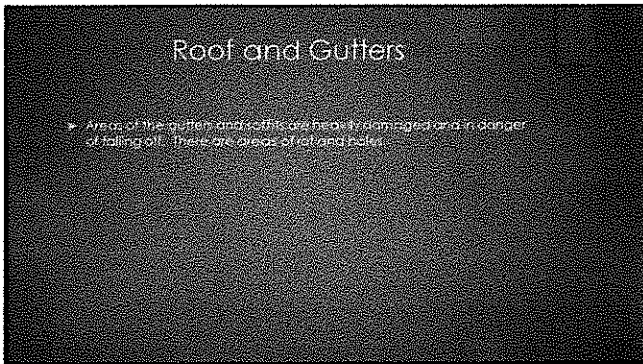
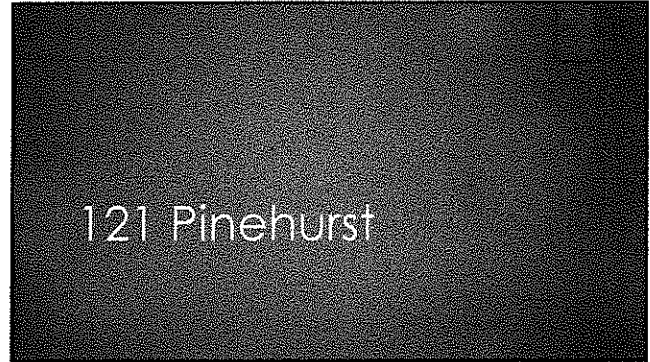
Landings

- The landings are composed of concrete poured in place but is supported on the underside by metal beams. These beams are then supported by metal pins welded to the back of the walls. The concrete shows staining, cracking, and other signs of deterioration. There are also signs of cracking and spalling of the concrete floor. Both the beams and concrete pins show significant rust and deterioration. There are many areas of buckling and metal fatigue. Deterioration of the metal and pins. There is a lot of rust and metal fatigue around the support pins welded into the walls. There are areas where the deterioration of the metal has had attempts to repair.
- Work to replace the second floor landing is complete. Another issue was found with the entire landing. The work is under a permit which has not been fully inspected and allowed with the Boone County Building Department.









Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rust and deterioration. There are areas of the railings with missing, broken or loose anchoring hardware. The wooden railing at the landing of the freight dock paint has areas of mold and rot.

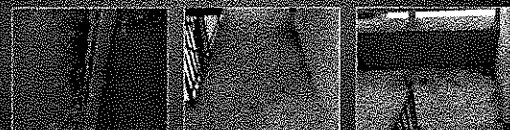
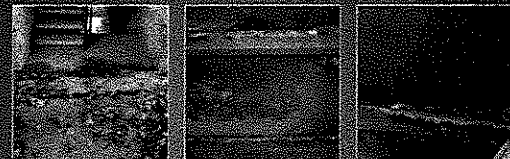


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete pans show significant areas of rust and holes. There are many areas of peeling paint indicating further deterioration of the metal of the pan. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where the deterioration of the brick has not attempt to repair.

Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of access for both the 2nd and 3rd floors. The heads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.



Garbage-Debris

There are many pieces of debris and trash scattered around the building, including a large piece of debris on the roof.



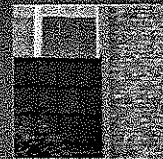
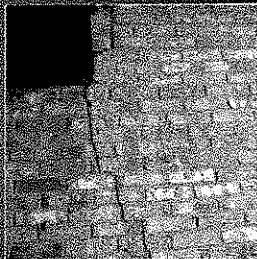
122 Pinehurst

Walls

- There is a significant crack on the brick below the second floor landing.

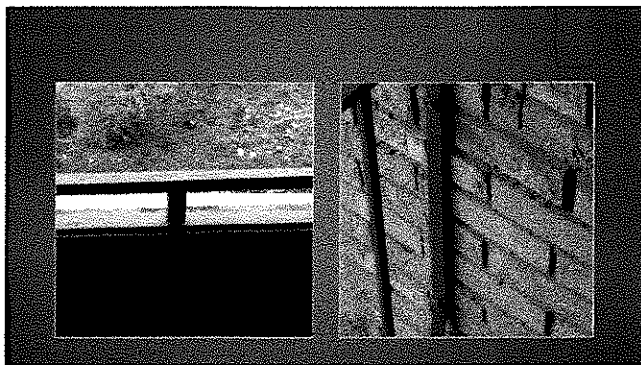
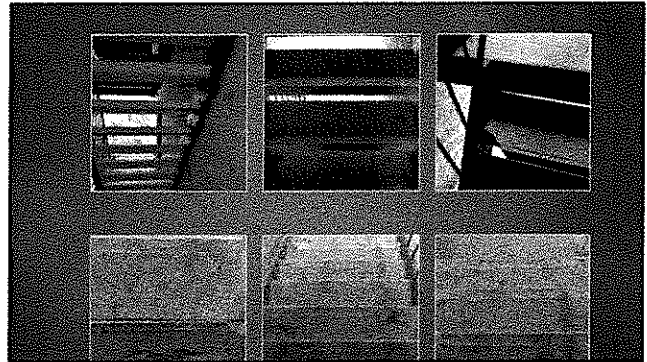
Siding and Trim:

- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeway and also areas directly below windows. The siding is in need of paint and shows significant signs of peeling or missing paint or all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



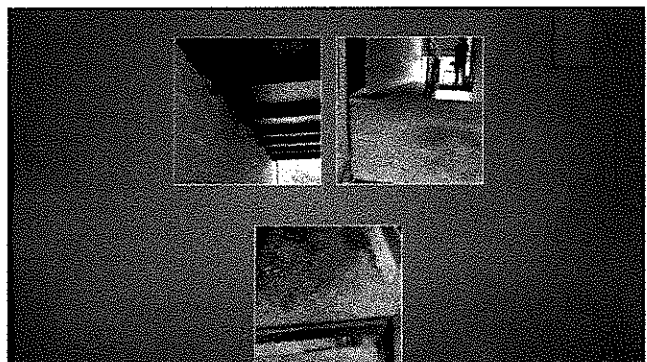
Railings

- Railings are looking in paint almost all locations. Much of the railings are showing signs of rust and deterioration. There are areas of the railings with missing, broken or loose anchoring hardware. The wooden railing at the landing of the steps looks paint has areas of mold and rot.



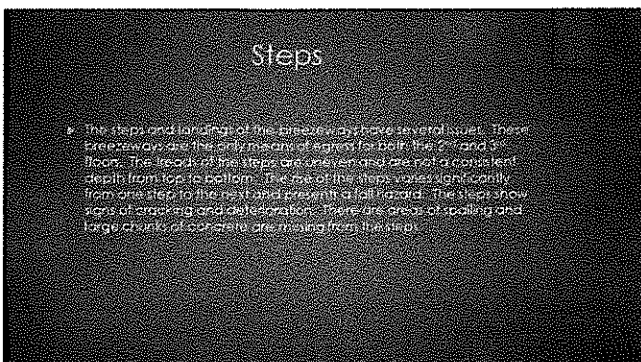
Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal joists. These beams are then supported by masonry inserted in the back of the wall. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and a lining of the concrete itself. Both the bottom and concrete parts show signs of rust and holes. There are many areas of bubbling paint indicating further deterioration of the finish of the paint. There is a loss of brick and mortar masonry around the support posts inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.



Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of access for both the 2nd and 3rd floors. The tread of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and present a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.

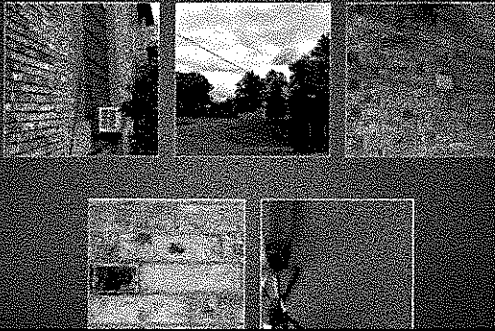


Electric

- There are areas of exposed wiring from absent light fixtures throughout the building.

Siding and Trim:

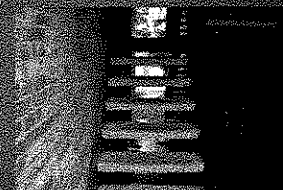
- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeway and also areas directly below windows. The siding is in need of paint and show significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



125 Pinehurst

Steps

The main entrance of the building is located on the left side of the building. The steps leading up to the entrance are made of concrete and are in poor condition. The steps are cracked and crumbling in several places. The concrete is also stained and discolored. The steps are located on the left side of the building, near the entrance.

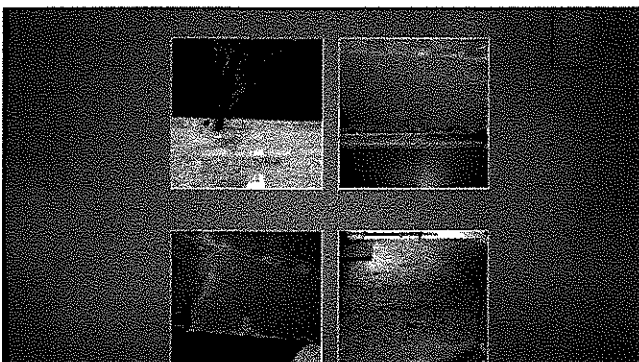
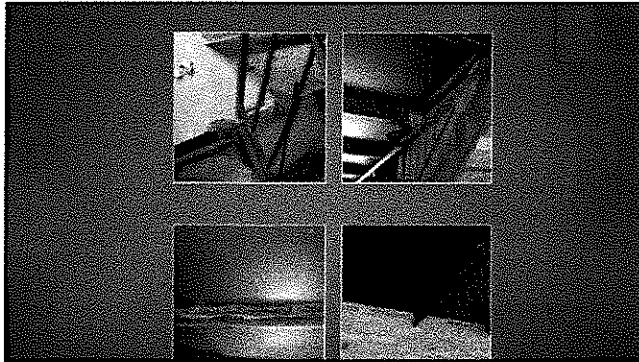


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete pans show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pan. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where the deterioration of the brick has had attempts to repair.

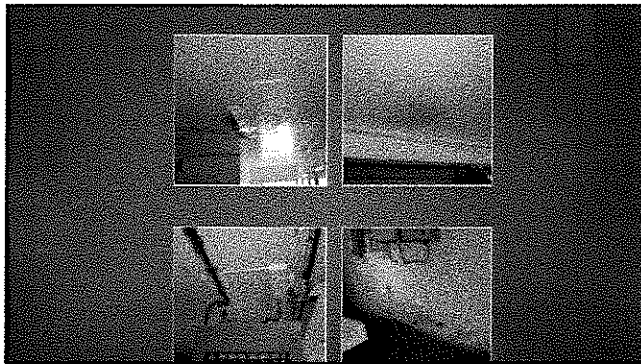
Garbage- Debris

- There is trash throughout the area by the table and overflowing garbage cans.



Laundry Room

- The duct closer to the laundry room is rotten. There is standing water on the floor. There are areas of plastic and mildew throughout the room. There are holes and leaks from the ceiling. The venting of the heating system is displaced.

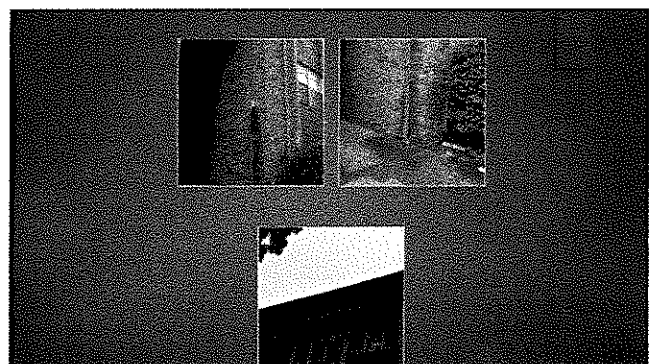


Roof-Gutters

- » The gutter for the building is missing and leaking water onto the sidewalk. The gutters and roofs are damaged and in danger of falling. There are signs of rot, holes and lack of paint throughout.

Storage

- » There are open flame devices being stored and/or used on the 3rd floor landing. Furniture is also being stored on the landing.

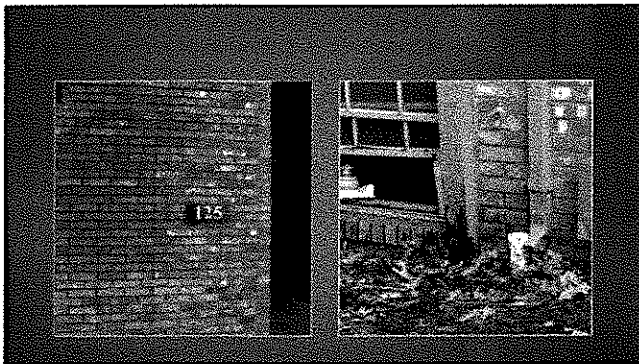


Walls

- The trim around the windows are showing signs of rot and missing material at the ground floor.

Siding and Trim:

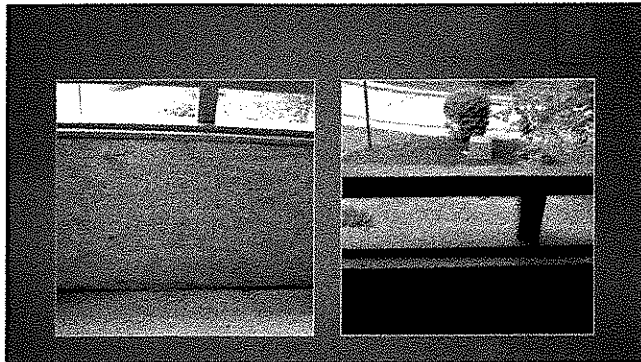
- Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeways and also extend directly below windows. The siding is in need of paint and show significant signs of fading or lacking no paint at all. There are multiple areas where the siding's missing has rotted away leaving holes and gaps.



126 Pinehurst

Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rot and deterioration. There are areas of the railings with missing, broken, or loose anchoring hardware. The wooden railing of the landing of the steps lacks paint, has areas of mold and rot.

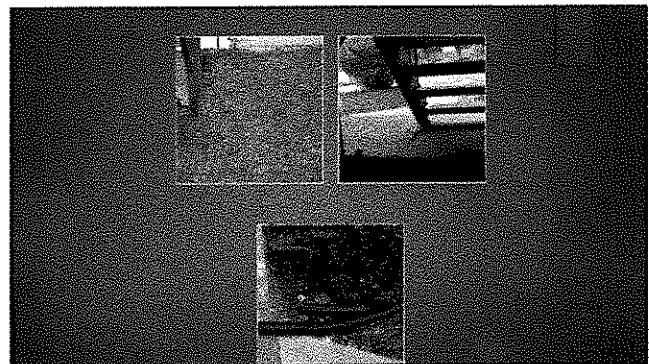
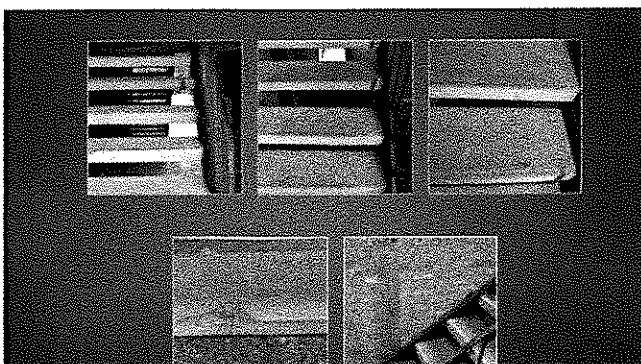
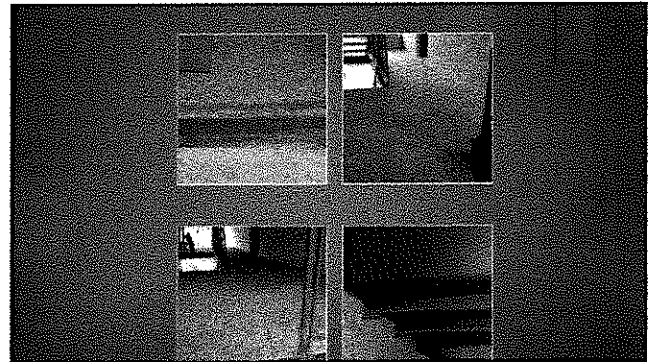


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the back of the wall. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete pan show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pan. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.

Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of egress for both the 1st and 2nd floors. The tread of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.

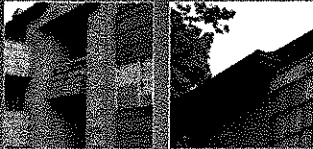


Roof-Gutters

- The soffits show signs of rot, holes and lack of paint throughout. Gutters are missing and leaking in areas.

Siding and Trim:

- Siding and trim on the buildings show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeway and also areas directly below windows. The siding are in need of paint and show significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



7141 Spruce

Railings

- Railings are lacking in paint across all locations. Much of the railings are showing signs of rot and deterioration. There are areas of the railings with missing, broken or loose attaching hardware. The wooden railing at the landing of the steps lack paint, has areas of mold and rot.

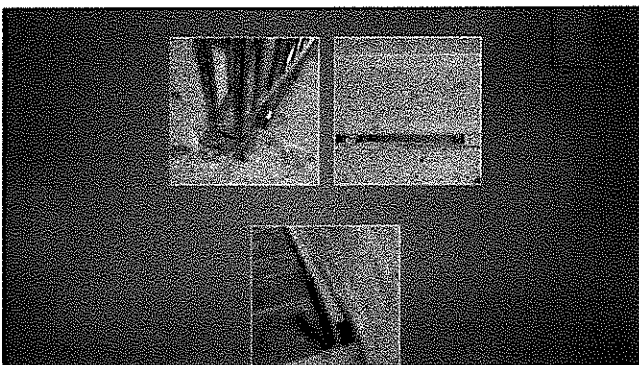
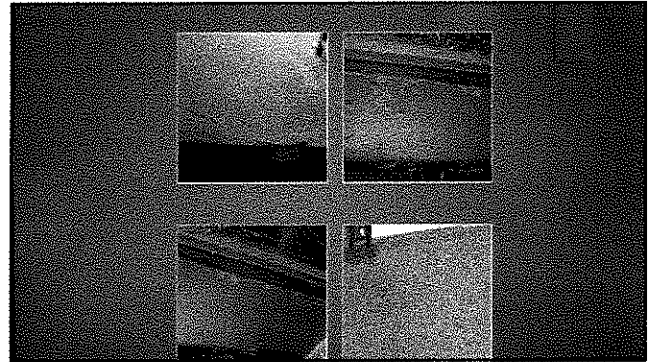


Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the beams and concrete pan show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pan. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair. A support has been added to bottom of the landing, it is unclear if this was an approved repair.

Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of egress for both the 2nd and 3rd floor. The heads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.



Roof-Gutters

- Gutters are missing down spouts



Ceilings

- There is a falling cross member from the ceiling of the building

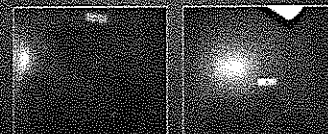


Garbage-Debris

- There is a large dumpster in the parking lot currently overflowing

Electric

- Conduit of some type has fallen off the building and lying on the ground
- Multiple light fixtures are in disrepair throughout the building. There are areas of exposed wiring from displaced and missing light fixtures.





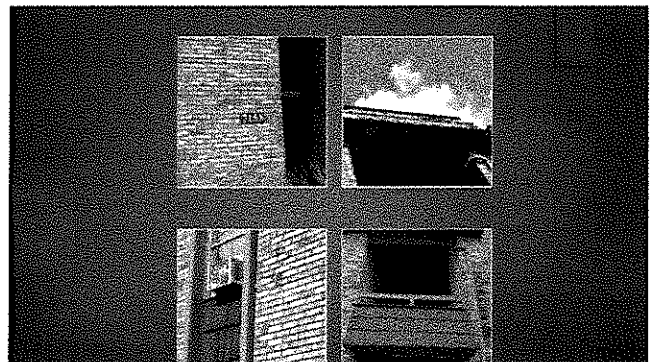
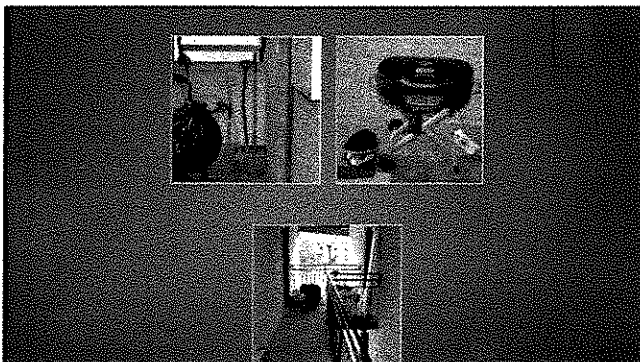
7153 Spruce

Storage

- » Combustible storage is being stored on the landings. A grill is being stored and/or used on the landings. Storage is being kept under the steps.

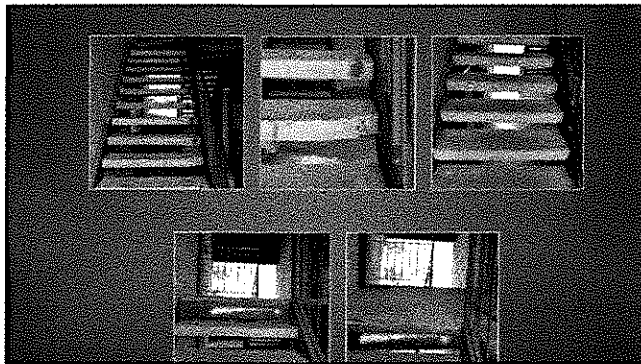
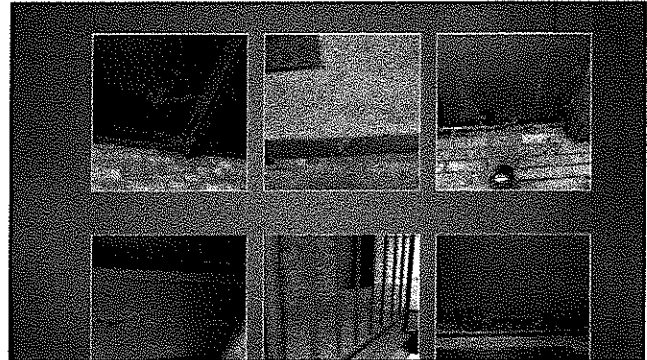
Siding and Trim:

- » Siding and trim on the building show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof directly above the breezeway and also areas directly below the down. The siding is in need of paint and shows significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, has rotted away leaving holes and gaps.



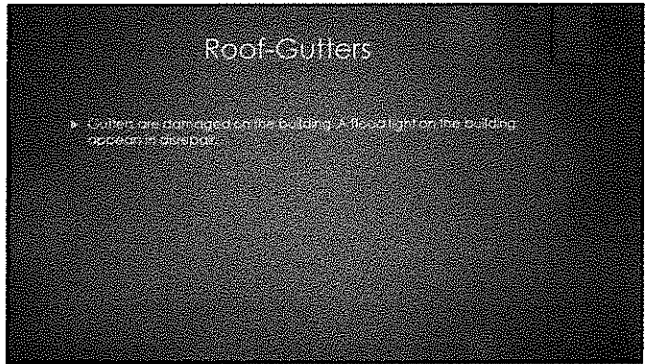
Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of egress for both the 2nd and 3rd floors. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps.



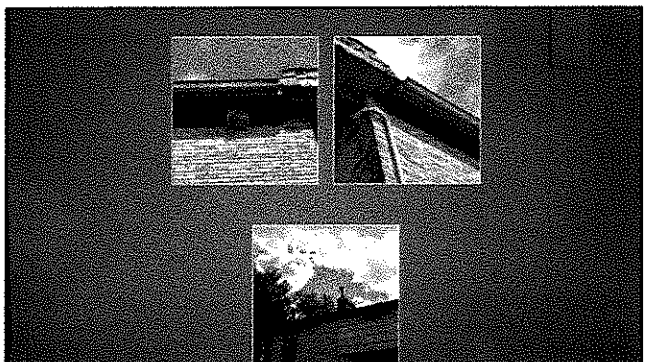
Roof-Gutters

- Gutters are damaged on the building. A flood light on the building appears in disrepair.



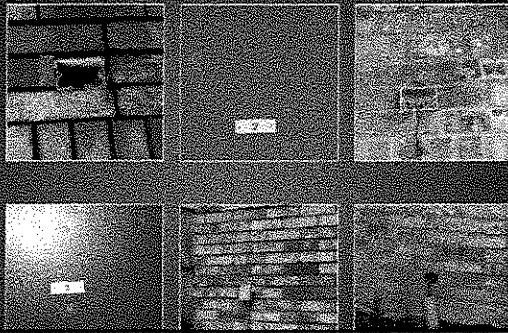
Landings

- The landings are comprised of concrete placed in a pan that is supported on the underside by metal I-beams. These beams are then supported by metal rods inserted into the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself. Both the I-beams and concrete pans show significant areas of rust and holes. There are many areas of bubbling paint indicating further deterioration of the metal of the pans. There is loss of brick and mortar material around the support rods inserted into the brick. There are areas where this deterioration of the brick has had attempts to repair.



Electric

- There is damage conduit with exposed wiring at the ground level. There is exposed wiring from light fixtures that are missing. There is a damaged outlet at the ground level.



7937 Dixie Highway

Laundry Room

- There are holes in the ceiling. There are areas of exposed wiring. The hot water heaters have been installed without a plumbing inspection. The light fixtures on the ceiling are in disrepair and have exposed wiring.

Siding and Trim:

- Siding and trim on the buildings show significant signs of deterioration. The siding consists of wood shingles painted blue. These shingles cover the sides of the roof deck, above the breezeway and also directly below windows. The siding is in need of paint and show significant signs of fading or lacking in paint at all. There are multiple areas where the siding is missing, has rolled away leaving holes and gaps.

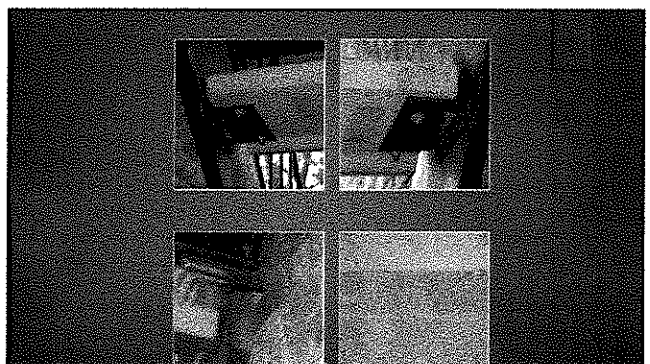
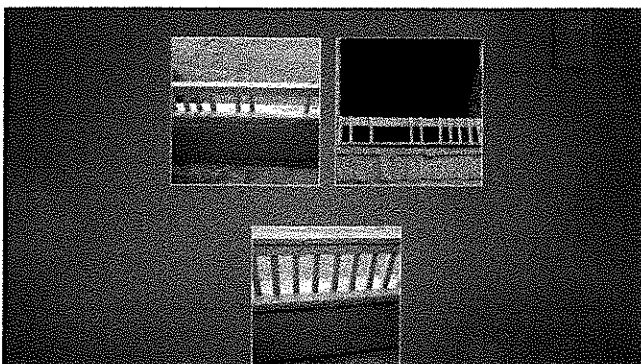
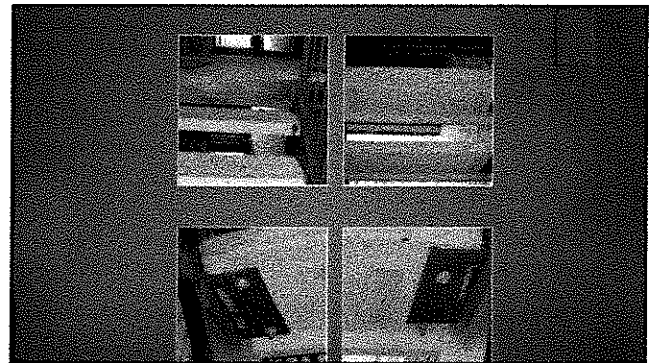


Steps

- The steps and landings of the breezeways have several issues. These breezeways are the only means of egress for both the 2nd and 3rd floors. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps. Step treads and/or bolts are missing on one side of each step.

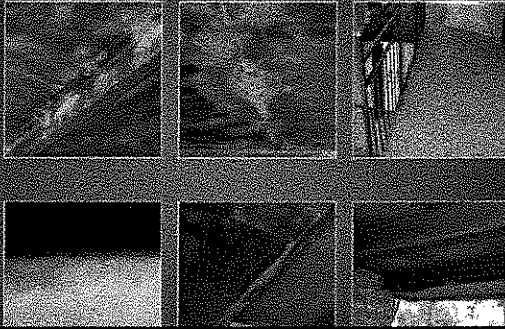
Railings

- Railings are lacking in paint and at locations. Much of the railings are showing signs of rust and deterioration. There are gaps in the railings with missing balusters or loose attaching hardware. The wooden railing at the landing of the steep breezeway has areas of mold and rot.



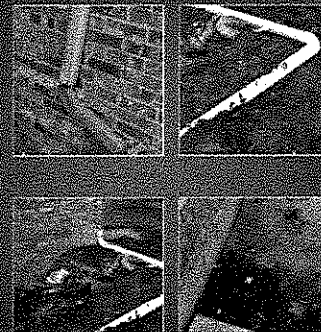
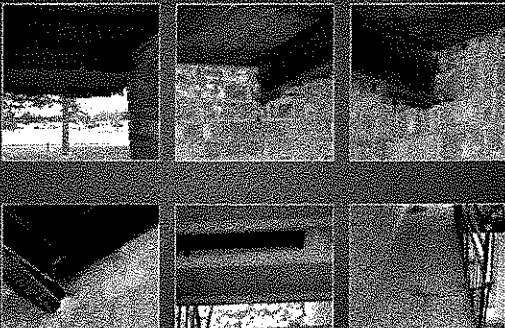
Landings

- The landings are comprised of concrete poured in a pan that is supported on the underside by metal beams. These beams are then supported by metal rods inserted in the brick of the walls. The concrete shows spalling across the entire surface of the landing. There are also significant cracks and shifting of the concrete itself. Both the H-beams and concrete pans show significant areas of rust and holes. There are many areas of building rust indicating further deterioration of the metal of the pans. There is lots of brick and mortar material around the support rods inserted into the brick. There are areas where the deterioration of the brick has had attempts to repair.



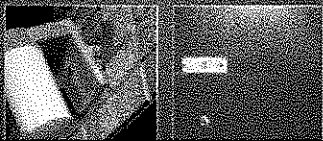
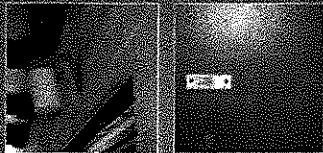
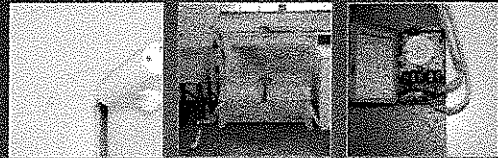
Roof-Gutters

- Gutters are damaged on the building and a gutter on the ground has been buried away.



Electric

- There is exposed wiring and outlet boxes from light fixtures that are in disrepair.

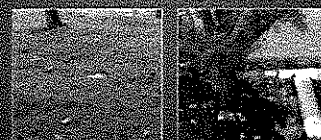
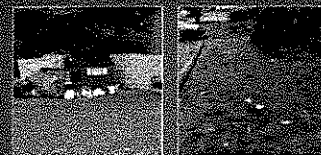


Garbage and Debris

- There are dumpsters overflowing with garbage and debris surrounding the enclosure.

Laundry Room

- The door closer is broken. There is standing water on the floor. The stationary tub is broken and tipped over. There are wires of exposed wiring. The door handle hardware is missing.

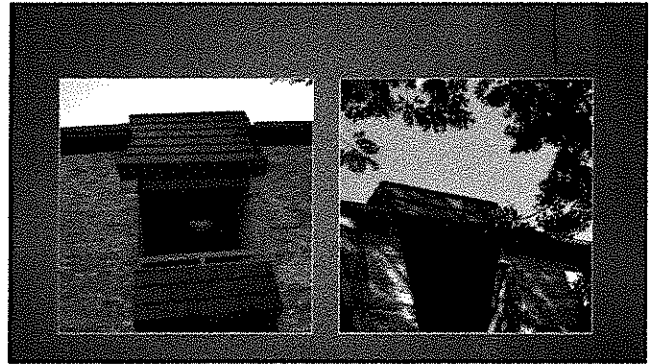


Walls

- There are holes in the brick above the laundry vents. There are open utility boxes.

Siding and Trim:

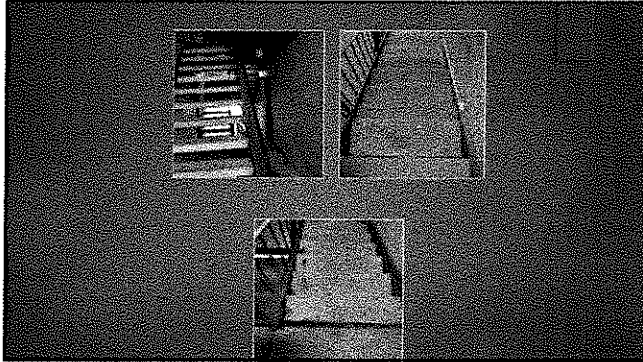
- Siding and trim on the buildings show significant signs of deterioration. The siding consists of wood shingles, painted blue. These shingles cover the sides of the roof directly above the breezeway and also extend directly below windows. The siding is in need of paint and shows significant signs of fading or lacking no paint at all. There are multiple areas where the siding is missing, not rolled away leaving holes and gaps.



7959 Dixie Highway

Steps

- The steps and landings of the breezeway have several issues. These breezeways are the only means of egress for both the 4th and 5th floors. The treads of the steps are uneven and are not a consistent depth from top to bottom. The rise of the steps varies significantly from one step to the next and presents a fall hazard. The steps show signs of cracking and deterioration. There are areas of spalling and large chunks of concrete are missing from the steps. Step-tread anchor bolts are missing on one side of each step.

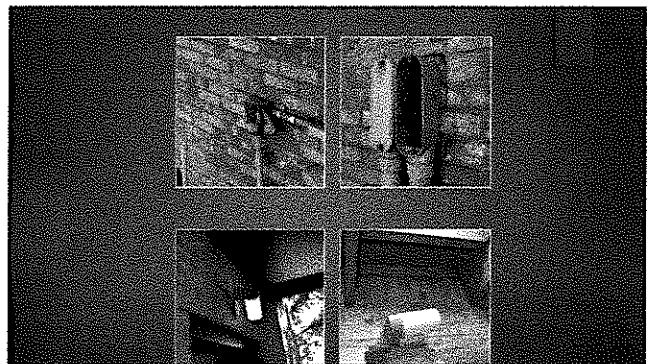
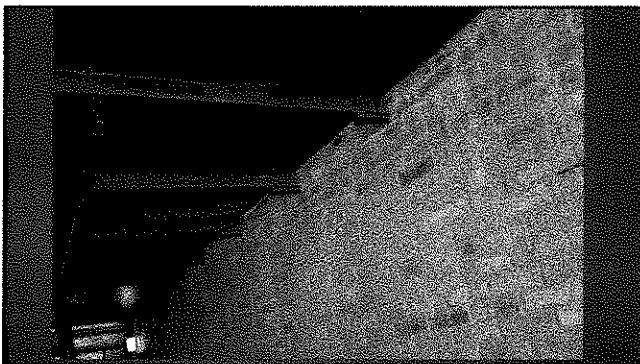


Landings

- The landings are comprised of concrete poured in a pour that is supported on the underside by metal beams. These beams are then supported by masonry located in the brick on the wall. The concrete is crumbling across the entire surface of the landing. There are also significant cracks and chipping of the concrete itself both the beam and a significant part of the concrete area of wall and floor. There are many areas of bubbling paint indicating further deterioration of the masonry of the beam. There is loss of brick and mortar material around the support beam where it hits the brick. There are areas where this deterioration of the brick has had attempts to repair.

Electric

- There is exposed wiring and outlet boxes from light fixtures that are in disrepair. There are exposed service wires in broken conduit. There are exposed wires in junction boxes.



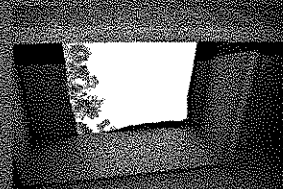
Laundry Room

- ▶ The door closer is broken. There is standing water on the floor. There are areas of damage to the drywall with holes and need of paint.



Ceiling

- ▶ There are holes in the ceiling.



Garbage and Debris

- ▶ There are dumpsters overflowing with garbage and debris surrounding the enclosures. Garbage and debris are found across the bottom floor.

Storage

- ▶ A cluttered mess in the storage.



Pool and Out Buildings

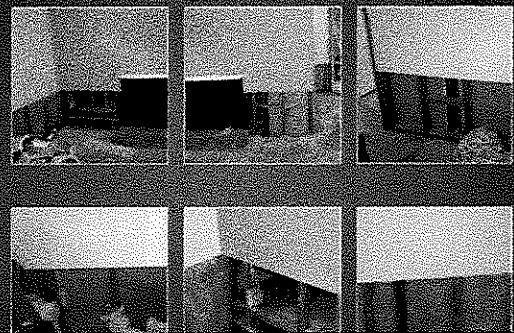
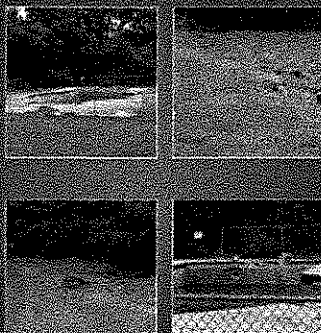


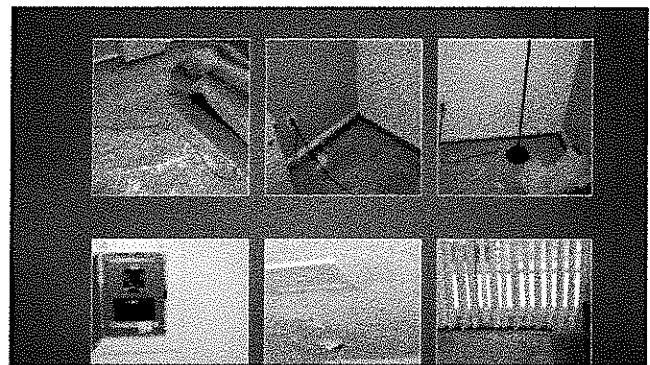
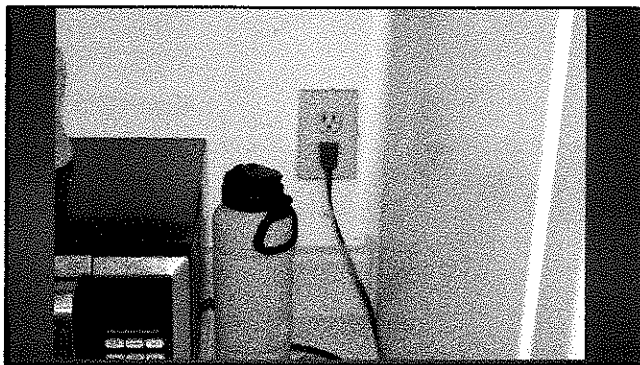
Pool and Out Buildings

- ▶ The pool at Pinelake Apartments is a complete state of disrepair. The water in the pool appears to be from rain water and full of algae. The concrete surrounding the pool is cracked and crumbling. There are weeds and grass overgrowing the pool area and outside the pool fence. The water run off at the rear of the property has garbage throughout the rock bed.
- ▶ The outbuilding presumably the mechanics for the pool and a bathroom are in disrepair and appear structurally unsound. They have multiple areas of rot, holes and are in need of paint. The door appear to be unsecured.

7937 Dixie Highway Apartment 1

- ▶ The apartment is in two bedrooms, one bathroom and a kitchen. The kitchen has a sink, stove, and refrigerator. The bathroom has a toilet, sink, and shower. The bedrooms have beds and dressers. The apartment is in need of maintenance and repairs.
- ▶ The kitchen is in disrepair and needs to be replaced. The sink is broken and the stove is old.
- ▶ The bathroom is in disrepair and needs to be replaced. The toilet is broken and the shower is old.
- ▶ The bedrooms are in disrepair and need to be replaced. The beds are old and the dressers are broken.
- ▶ According to the apartment manager, the apartment has been vacant for several weeks. No further action has been taken to address the issues.





7937 Dixie Highway Apartment #2

* The apartment is a two bedroom first floor unit. It consists of the sleeping area, a common bathroom, galley style kitchen, dining area and a living room. The unit suffered water damage sometime in the past 30 days according to the residents. The water damage came from a toilet in the bathroom back up. Work has been performed to remove the water damaged areas. According to the residents, the work was done at the direction of the property management. The following observations were made:

The carpet has been removed throughout the apartment, with only the core areas remaining.

* According to the resident these conditions have been in place for the past 3 weeks. No further work has been performed and there have been no further flooding issues.

Case #21-2876 Open

Created on October 18, 2021 by Mike Macaluso

Reopened	Case Age 32 Days	Hours Logged 0.00 Hours	Outstanding Balance \$4,200.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	Attachments	Case Notes
----------	---------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------	------------

Location 101-109 Pinehurst Dr., Florence, KY
41042

Street Address 101-109 Pinehurst Dr.	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Oct 18, 2021
Created by Mike Macaluso

1st Uniform Citation Oct 18, 2021

Verification Inspection Completed on Oct 18, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Oct 19, 2021

Follow-up Inspection 1 Completed on Oct 19, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Oct 20, 2021

Follow-up Inspection 2 Completed on Oct 20, 2021 by Mike Macaluso

Inspection Note

No inspection note added

4th Uniform Citation Oct 21, 2021

Follow-up Inspection 3 Completed on Oct 21, 2021 by Rodney Deno

Inspection Note

No inspection note added

4th Uniform Citation Oct 21, 2021

Follow-up Inspection 4 Completed on Oct 21, 2021 by Rodney Deno

Inspection Note

No inspection note added

5th Uniform Citation Oct 22, 2021

Follow-up Inspection 5 Completed on Oct 22, 2021 by Rodney Deno

Inspection Note

No inspection note added

6th Uniform Citation Oct 25, 2021

Follow-up Inspection 6 Completed on Oct 25, 2021 by Mike Macaluso

Inspection Note*No inspection note added***Follow-up Inspection 7 Completed** on Oct 26, 2021 by Mike Macaluso**Inspection Note***No inspection note added***Case Closed** Oct 26, 2021

Closed by Mike Macaluso

Case Reopened Nov 17, 2021

Reopened by Mike Macaluso

Follow-up Inspection 8

Due on Nov 18, 2021 | Assigned to Mike Macaluso

Violations (3)

Unsafe Premises	PM 302.1 (O-11-03)	Comply By 17 days	Applied on Oct 18, 2021 by Mike Macaluso	Comply by Dec 05, 2021	Open, non-compliant
All exterior property and premises shall be maintained in a clean, safe and sanitary condition.					

Sanitary Drainage	PM 506.2 (O-11-03)	Comply By 17 days	Applied on Oct 18, 2021 by Mike Macaluso	Closed on Oct 26, 2021 by Mike Macaluso	Closed, compliant, Voluntary
Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.					

Illegal Discharge	SW 9 (O-11-14)	Comply By 4 days
--------------------------	----------------	------------------

No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water.

Applied on
Oct 18, 2021
by Mike
Macaluso

Closed on
Oct 26, 2021
by Mike
Macaluso

Closed,
compliant,
Voluntary

Contacts (1)

INTERGROUP

PINE LAKE

INC

Property

Owner

PO BOX 961009FT
WORTH, TX

-
-

☐ Bill To Contact

Notes (1)

Pipe and area has been fixed and cleaned, no more violation at this time

Added on Oct 26, 2021 10:11 AM by Mike Macaluso



Uploaded on October 20, 2021 by Mike Macaluso

image_1634739325769.jpg (2.1 MB)

Name

image_1634739325769.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635260445356.jpg (3.8 MB)

Name

image_1635260445356.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635260473500.jpg (3.5 MB)

Name

image_1635260473500.jpg

Description

N/A



Uploaded on November 18, 2021 by Mike Macaluso

IMG_0113_1637245275907.JPG (3.6 MB)

Name

IMG_0113_1637245275907.JPG

Description

N/A



Uploaded on November 18, 2021 by Mike Macaluso

IMG_0114_1637245280171.JPG (3.7 MB)

Name

IMG_0114_1637245280171.JPG

Description

N/A



Uploaded on November 18, 2021 by Mike Macaluso

IMG_0115_1637245285275.JPG (3.5 MB)

Name

IMG_0115_1637245285275.JPG

Description

N/A

Case #20-1774 Open

Created on September 30, 2020 by Mike Macaluso

No Notice	Case Age 415 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,500.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	4	5
						Attachments	Case Notes

Location 101-109 Pinehurst Drive, Florence, KY
41042

Street Address 101-109 Pinehurst Drive	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Sep 30, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 30, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 15, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 23, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Dec 03, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Jan 08, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Jan 08, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Feb 05, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 11 Completed on Sep 07, 2021 by Mike Macaluso

Inspection Note

No change

Follow-up Inspection 12

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (7)

Unsafe Premises PM 302.1 (O-11-03) | Comply By 17 days
All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 24, 2021

Open, non-compliant

High Weeds NS 302.4.1 (O-11-03) | Comply By 8 days
All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited and are hereby declared a nuisance. Weeds shall be defined as all grasses and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 15, 2021

Open, non-compliant

Protective Treatment PM 303.2 (O-11-03) | Comply By 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 10, 2021

Open, non-compliant

Trash/Debris NS 305.1 (O-11-03) | Comply By 8 days

Applied on

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 15, 2021

Open, non-compliant

Dumpster Enclosure ZG 3151 | Comply By (O-8-14) 17 days

All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 24, 2021

Open, non-compliant

Roofs and Drainage PM 303.7 | Comply (O-11-03) By 33 days

Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 10, 2021

Open, non-compliant

Exterior Walls PM 303.6 | Comply By (O-11-03) 33 days

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 10, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

CORELOGIC
COMMERCIAL TAX
SERVICES FORT WORTH, TX

☐ Bill To Contact

Notes (5)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:27 PM by Brandi Roundtree

Case has been Cont.

Added on Apr 07, 2021 08:40 AM by Mike Macaluso | Last Edited on Sep 07, 2021 03:18 PM

No change

Added on Aug 30, 2021 10:57 AM by Mike Macaluso

No change, Time line has been of case has been attached in word Doc.

Added on Sep 07, 2021 03:17 PM by Mike Macaluso

JK emailed legal for update

Added on Sep 07, 2021 03:18 PM by Mike Macaluso



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488101503.jpg (2.8 MB)

Name

image_1601488101503.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

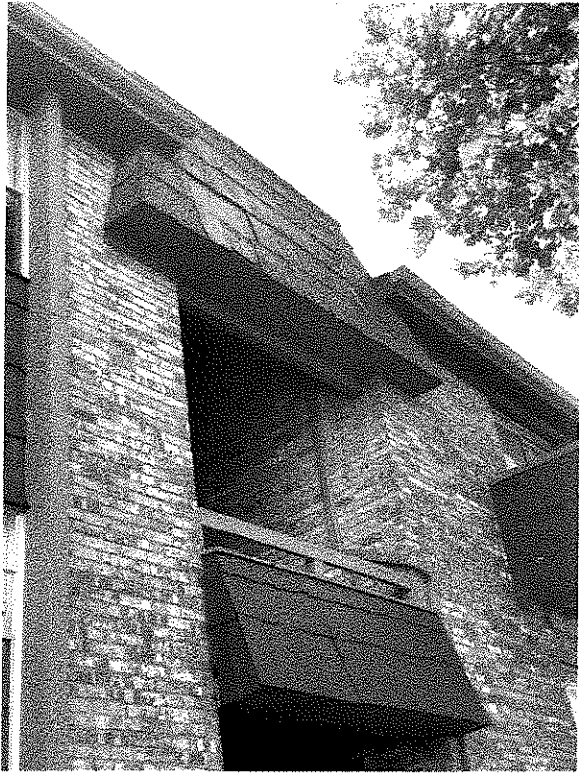
image_1601488120507.jpg (4.2 MB)

Name

image_1601488120507.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488154143.jpg (2.2 MB)

Name

image_1601488154143.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488159845.jpg (3.8 MB)

Name

image_1601488159845.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

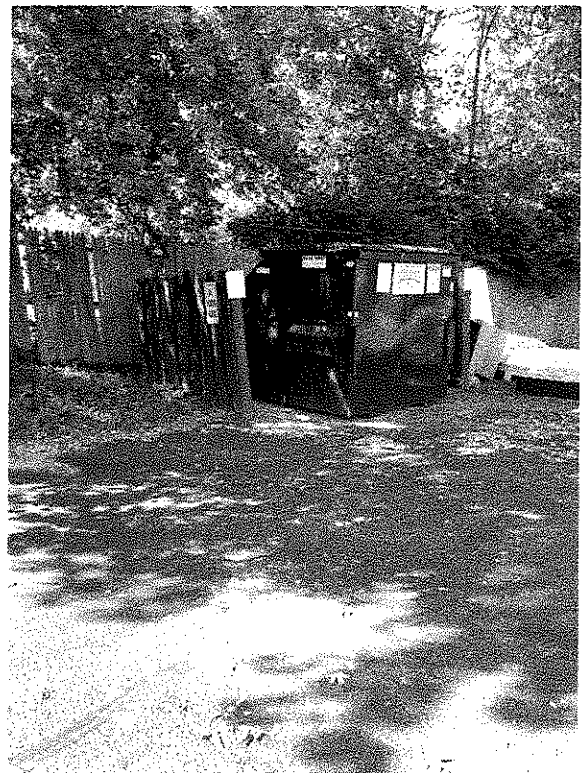
image_1601488185513.jpg (3.6 MB)

Name

image_1601488185513.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

image_1601488248109.jpg (3.7 MB)

Name

image_1601488248109.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488270719.jpg (3.3 MB)

Name

image_1601488270719.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488364647.jpg (1.1 MB)

Name

image_1601488364647.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

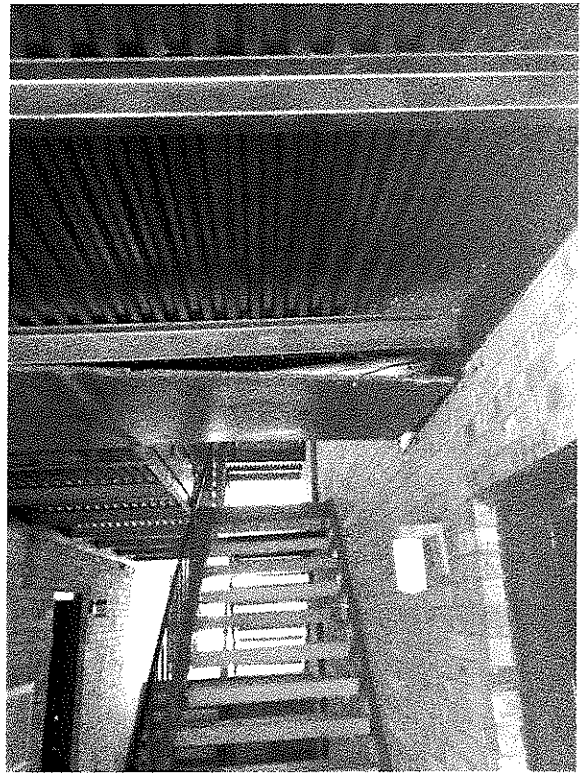
image_1601488394489.jpg (2.2 MB)

Name

image_1601488394489.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488404084.jpg (2.7 MB)

Name

image_1601488404084.jpg

Description

N/A

Uploaded on October 1, 2020 by Mike Macalus

o

101-109 Pinehurst Drive (1st Offense)_1601560538260.pdf (576.2 kB)

Name

101-109 Pinehurst Drive (1st Offense)_1601560538260.pdf

Description

N/A

Uploaded on October 7, 2020 by Mike Macalus

o

101-109 Pinehurst Drive (2nd Offense)_1602102389167.pdf (575.7 kB)

Name

101-109 Pinehurst Drive (2nd Offense)_1602102389167.pdf

Description

N/A

..

Uploaded on October 15, 2020 by Mike Macaluso

101-109 Pinehurst Drive (3rd Offense)_1602769878299.pdf (576.2 kB)

Name

101-109 Pinehurst Drive (3rd Offense)_1602769878299.pdf

Description

N/A

Uploaded on September 7, 2021 by Mike Macaluso

Timeline for Pine Lake Apt 7-31-19_1631042202664.docx (18.4 kB)

Name

Timeline for Pine Lake Apt 7-31-19_1631042202664.docx

Description

N/A

Case #20-1769 Open

Created on September 29, 2020 by Mike Macaluso

No Notice	Case Age 416 Days	Hours Logged 0.00 Hours	Outstanding Balance \$2,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	10	3
						Attachments	Case Notes

Location 102-108 Pinehurst Drive, Florence, KY
41042

Street Address	City	State
102-108 Pinehurst Drive	Florence	KY

Zip	APN	Assessor's Address
41042	073.00-00-013.02	(PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042

Non-Conforming Parcel	Zoning District
No	UR-2

Flagged?	Census Tract	Block Group	LowModPct
No	070200	210150702002	48

CDBG Eligible?	CDBG Approved?
No	No

Owner Name	Owner's Address	Owner's Mailing Address
INTERGROUP PINE LAKE INC	PO BOX 961009, FT WORTH, TX 76161	PO BOX 961009, FT WORTH, TX 76161

Abatement Activities

Case Created Sep 29, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 06, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 13, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 20, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Nov 09, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 11

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (4)

Exterior Walls PM 303.6 | Comply By (O-11-03) 33 days
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Protective Treatment PM 303.2 | Comply By (O-11-03) 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Roofs and Drainage PM 303.7 | Comply By (O-11-03) 33 days
Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Landscaping Condition PM 302.4.2 | Comply By (O-11-03) 8 days
All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

CORELOGIC
COMMERCIAL TAX -
SERVICESFORT WORTH,-
TX

☐ Bill To Contact

Notes (3)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:26 PM by Brandi Roundtree

Case has been continued

Added on Apr 07, 2021 08:43 AM by Mike Macaluso

No change

Added on Aug 30, 2021 10:56 AM by Mike Macaluso



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601396976948.jpg (1.9 MB)

Name

image_1601396976948.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601396982360.jpg (2.4 MB)

Name

image_1601396982360.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601396990850.jpg (1.9 MB)

Name

image_1601396990850.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601396999283.jpg (4.0 MB)

Name

image_1601396999283.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397015901.jpg (2.7 MB)

Name

image_1601397015901.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397088620.jpg (2.2 MB)

Name

image_1601397088620.jpg

Description

N/A

Uploaded on September 29, 2020 by Mike Macaluso
102-108 Pinehurst Drive_1601409294116.pdf (547.5 kB)

Name
102-108 Pinehurst Drive_1601409294116.pdf

Description
N/A

Uploaded on October 6, 2020 by Mike Macaluso
102-108 Pinehurst Drive (2nd Offense)_1602014653157.pdf (544.6 kB)

Name
102-108 Pinehurst Drive (2nd Offense)_1602014653157.pdf

Description
N/A



Uploaded on October 13, 2020 by Mike Macaluso

102-108 Pinehurst Drive (3rd Offense)_1602602092239.pdf (541.6 kB)

Name

102-108 Pinehurst Drive (3rd Offense)_1602602092239.pdf

Description

N/A

Uploaded on November 17, 2021 by Mike Macaluso

image_1637173323980.jpg (3.6 MB)

Name

image_1637173323980.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

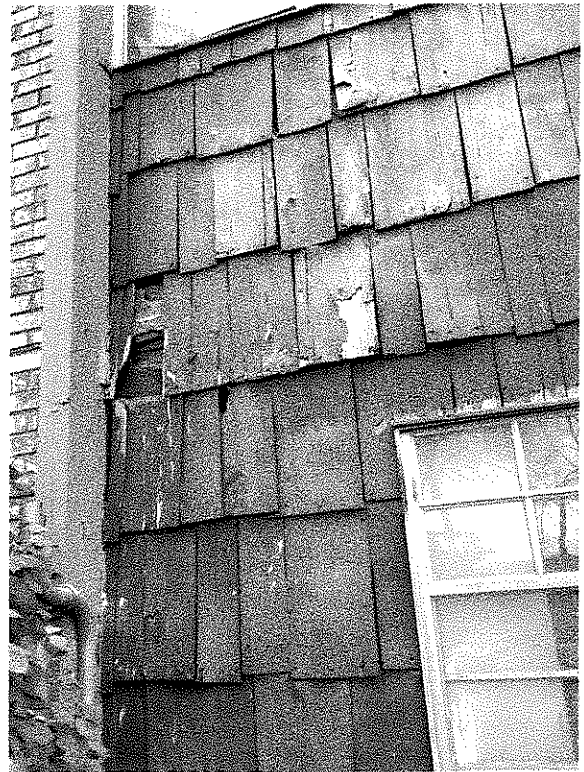
image_1637173351574.jpg (2.9 MB)

Name

image_1637173351574.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173368673.jpg (2.8 MB)

Name

image_1637173368673.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173394929.jpg (3.1 MB)

Name

image_1637173394929.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173405249.jpg (2.5 MB)

Name

image_1637173405249.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173436317.jpg (2.7 MB)

Name

image_1637173436317.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173491443.jpg (2.9 MB)

Name

image_1637173491443.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

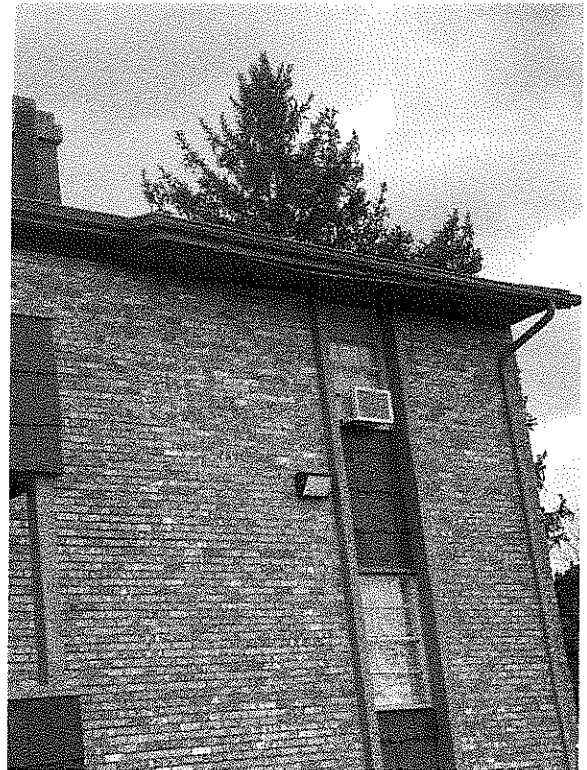
image_1637173524547.jpg (2.6 MB)

Name

image_1637173524547.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173551543.jpg (1.8 MB)

Name

image_1637173551543.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637173587512.jpg (2.6 MB)

Name

image_1637173587512.jpg

Description

N/A

Case #21-2913 Open

Created on October 26, 2021 by Mike Macaluso

4th Uniform Citation	Case Age 24 Days	Hours Logged 0.00 Hours	Outstanding Balance \$800.00	Case Initiation Proactive	Assigned to Mike Macaluso	19 Attachments
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	---------------------------------	-------------------

Location 110 - 118 Pinehurst Dr., Florence, KY
41042

Street Address 110 - 118 Pinehurst Dr.	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Oct 26, 2021
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 26, 2021 by Mike Macaluso

Inspection Note

No inspection note added

1st Uniform Citation Nov 01, 2021

Follow-up Inspection 1 Completed on Nov 01, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 02, 2021

Follow-up Inspection 2 Completed on Nov 02, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Nov 03, 2021

Follow-up Inspection 3 Completed on Nov 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

4th Uniform Citation Nov 10, 2021

Follow-up Inspection 4 Completed on Nov 10, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 5

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 17, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the
interior of every structure, shall be free from
any accumulation of rubbish or garbage.
Such accumulation is hereby declared a
nuisance.

Applied on
Oct 26, 2021
by Mike
Macaluso

Comply by
Nov 18, 2021

Open, non-
compliant

Contacts (1)

INTERGROUP

**PINE LAKE
INC**

Property
Owner

PO BOX 961009FT
WORTH, TX

-
-

☐ Bill To Contact



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259667948.jpg (1.8 MB)

Name

image_1635259667948.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259677322.jpg (3.3 MB)

Name

image_1635259677322.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259685317.jpg (3.7 MB)

Name

image_1635259685317.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macaluso

image_1635786614767.jpg (3.4 MB)

Name

image_1635786614767.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635786623358.jpg (3.4 MB)

Name

image_1635786623358.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635786629753.jpg (3.0 MB)

Name

image_1635786629753.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macal
uso

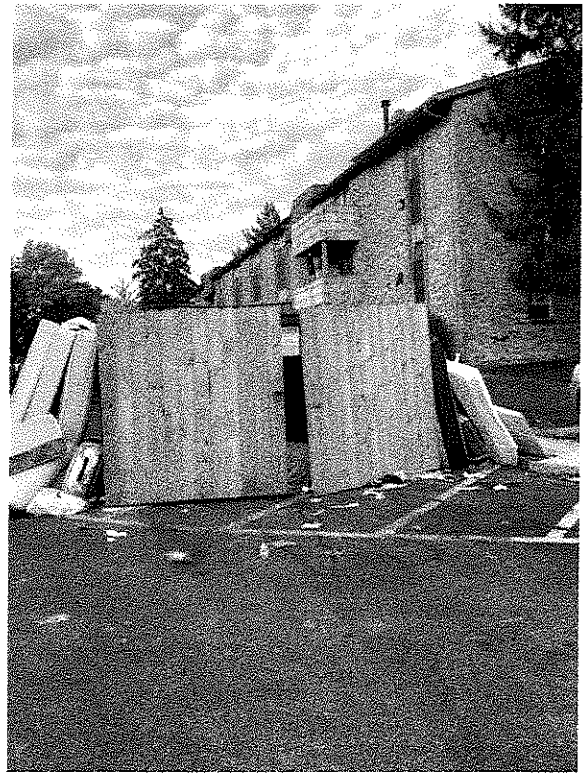
image_1635857673409.jpg (2.7 MB)

Name

image_1635857673409.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macal
uso

image_1635857692324.jpg (2.9 MB)

Name

image_1635857692324.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macal
uso

image_1635945219861.jpg (1.8 MB)

Name

image_1635945219861.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macal
uso

image_1635945236329.jpg (1.9 MB)

Name

image_1635945236329.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

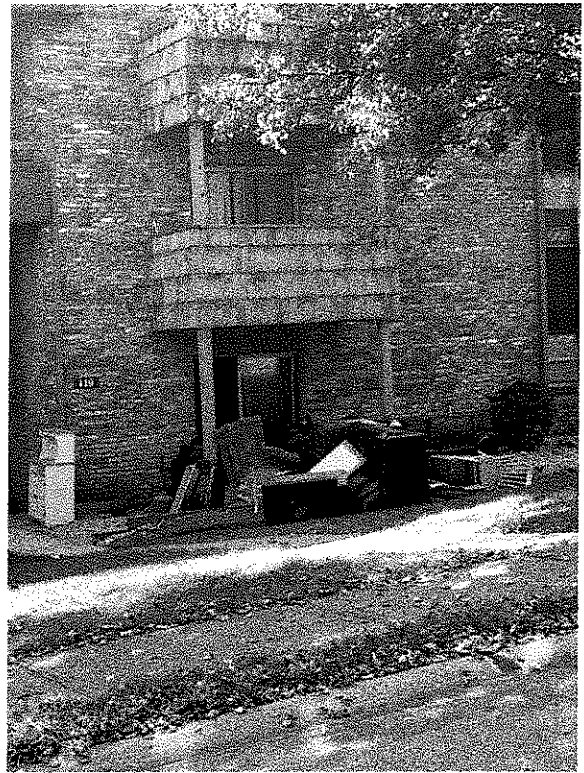
image_1635945244976.jpg (2.5 MB)

Name

image_1635945244976.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

image_1636569604424.jpg (2.2 MB)

Name

image_1636569604424.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Maca luso

image_1636569858920.jpg (2.9 MB)

Name

image_1636569858920.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Maca luso

image_1636569868635.jpg (3.0 MB)

Name

image_1636569868635.jpg

Description

N/A

Case #20-1770 Open

Created on September 29, 2020 by Mike Macaluso

No Notice	Case Age 416 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	28	3
						Attachments	Case Notes

Location 110-118 Pinehurst Drive, Florence, KY
41042

Street Address	City	State
110-118 Pinehurst Drive	Florence	KY

Zip	APN	Assessor's Address
41042	073.00-00-013.02	(PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042

Non-Conforming Parcel	Zoning District
No	UR-2

Flagged?	Census Tract	Block Group	LowModPct
No	070200	210150702002	48

CDBG Eligible?	CDBG Approved?
No	No

Owner Name	Owner's Address	Owner's Mailing Address
INTERGROUP PINE LAKE INC	PO BOX 961009, FT WORTH, TX 76161	PO BOX 961009, FT WORTH, TX 76161

Abatement Activities

Case Created Sep 29, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 06, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 13, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 20, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Nov 09, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 11

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (6)

Protective Treatment PM 303.2 | Comply (O-11-03) By 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to to inhibit future rust and corrosion.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Dumpster Enclosure ZG 3151 | Comply By (O-8-14) 17 days
All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 16, 2021

Open, non-compliant

Roofs and Drainage PM 303.7 | Comply (O-11-03) By 33 days
Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Exterior Walls PM 303.6 | Comply By (O-11-03) 33 days
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Landscaping Condition PM 302.4.2 | Comply (O-11-03) By 8 days

All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Unlicensed/Disabled Vehicle
ZG | 3149
(0-8- By 8
14) days
Unlicensed vehicles and disabled vehicles shall be stored inside an enclosed building or structure.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner
CORELOGIC
COMMERCIAL TAX
SERVICES FORT WORTH, TX

☐ Bill To Contact

Notes (3)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:26 PM by Brandi Roundtree

Case has been

Added on Apr 07, 2021 08:40 AM by Mike Macaluso

No change

Added on Aug 30, 2021 10:57 AM by Mike Macaluso



Uploaded on September 29, 2020 by Mike Mac
aluso

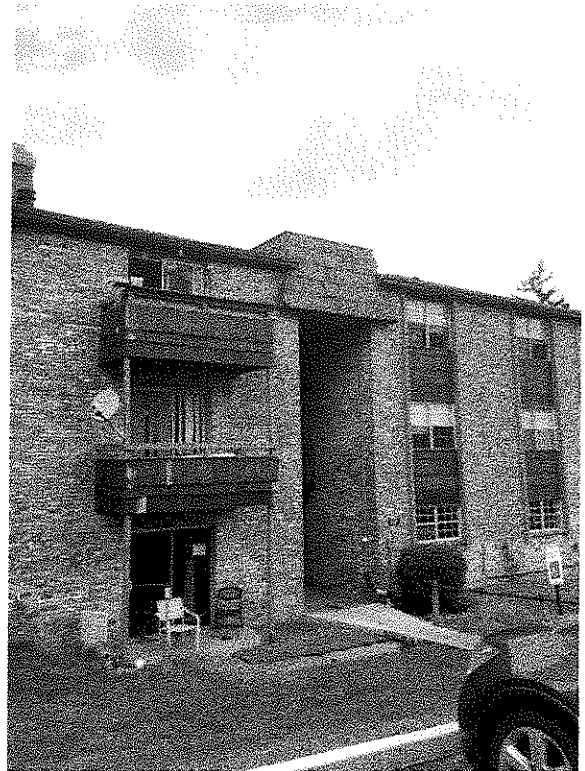
image_1601397332753.jpg (1.7 MB)

Name

image_1601397332753.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397340007.jpg (2.7 MB)

Name

image_1601397340007.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397389050.jpg (1.7 MB)

Name

image_1601397389050.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

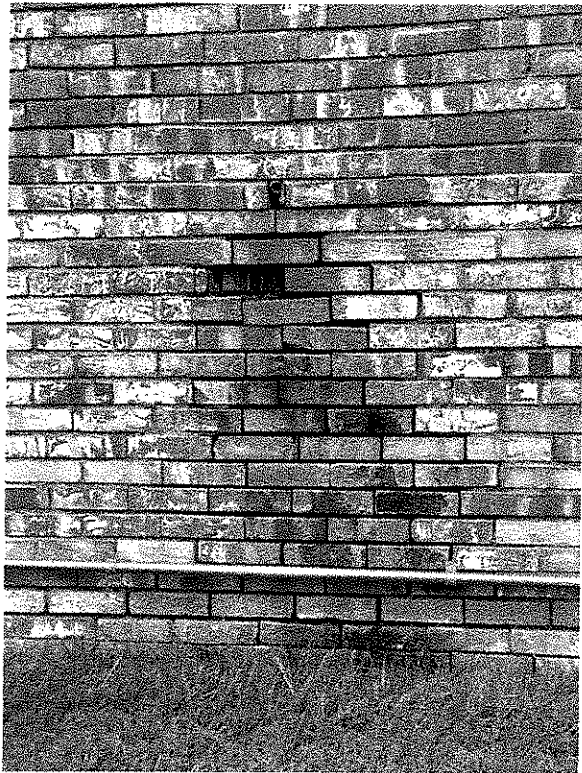
image_1601397433852.jpg (1.5 MB)

Name

image_1601397433852.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397442362.jpg (2.6 MB)

Name

image_1601397442362.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397463666.jpg (3.0 MB)

Name

image_1601397463666.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397471501.jpg (1.6 MB)

Name

image_1601397471501.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397489260.jpg (2.2 MB)

Name

image_1601397489260.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397532694.jpg (3.4 MB)

Name

image_1601397532694.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

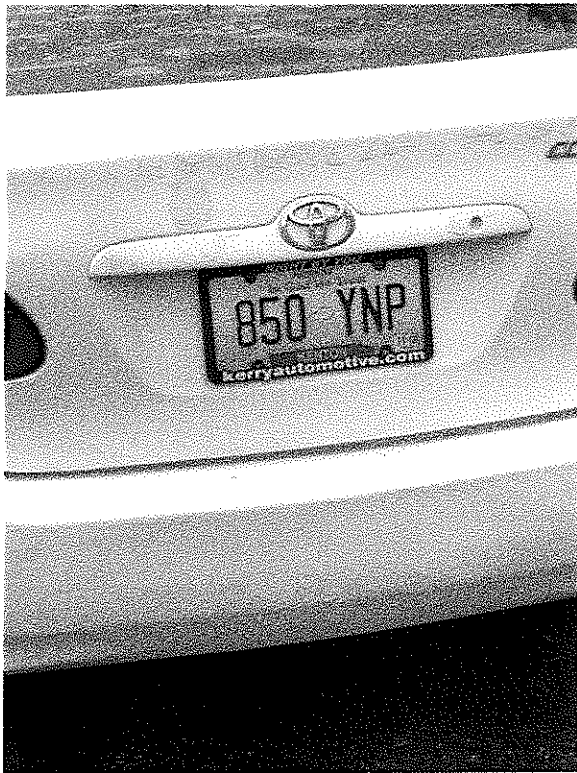
image_1601397565739.jpg (1.4 MB)

Name

image_1601397565739.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

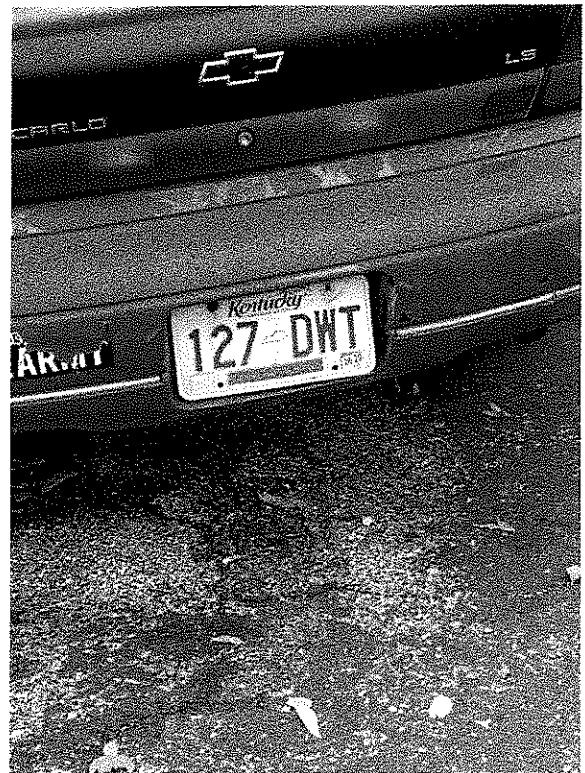
image_1601397573259.jpg (1.2 MB)

Name

image_1601397573259.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397624161.jpg (1.8 MB)

Name

image_1601397624161.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397653783.jpg (2.9 MB)

Name

image_1601397653783.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601397727785.jpg (1.5 MB)

Name

image_1601397727785.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601397744418.jpg (2.4 MB)

Name

image_1601397744418.jpg

Description

N/A

Uploaded on September 29, 2020 by Mike Mac
aluso

110-118 Pinehurst Drive_1601409309863.pdf (566.9 kB)

Name

110-118 Pinehurst Drive_1601409309863.pdf

Description

N/A

Uploaded on October 6, 2020 by Mike Macalus
o

110-118 Pinehurst Drive (2nd Offense)_160201470261
3.pdf (569.7 kB)

Name

110-118 Pinehurst Drive (2nd Offense)_1602014
702613.pdf

Description

N/A

Uploaded on October 13, 2020 by Mike Macalu
so

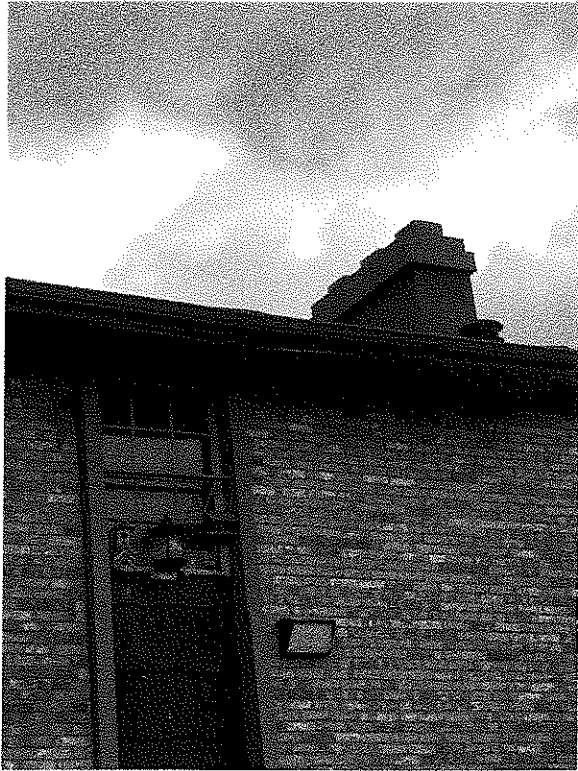
110-118 Pinehurst Drive (3rd Offense)_1602602040490.
pdf (562.0 kB)

Name

110-118 Pinehurst Drive (3rd Offense)_16026020
40490.pdf

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173667793.jpg (1.4 MB)

Name

image_1637173667793.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173682752.jpg (1.9 MB)

Name

image_1637173682752.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

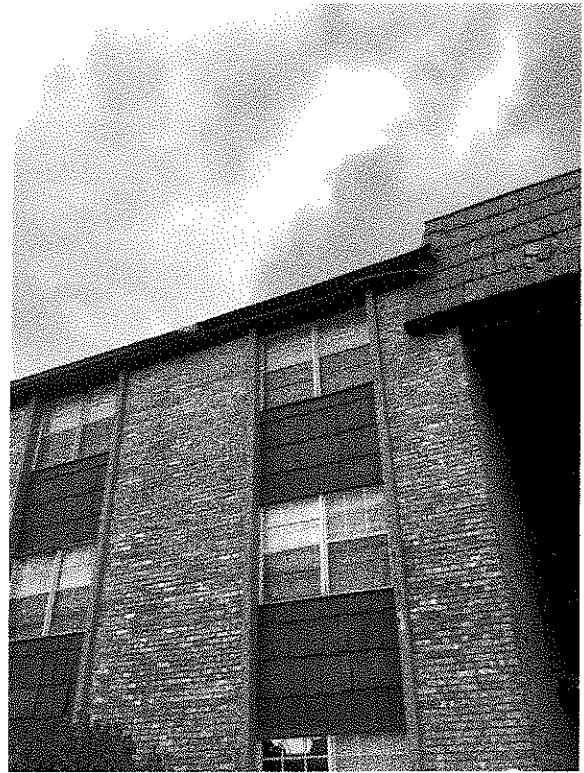
image_1637173788780.jpg (2.0 MB)

Name

image_1637173788780.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173820562.jpg (2.6 MB)

Name

image_1637173820562.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

image_1637173851771.jpg (2.9 MB)

Name

image_1637173851771.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

image_1637173859419.jpg (2.6 MB)

Name

image_1637173859419.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173880291.jpg (3.8 MB)

Name

image_1637173880291.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

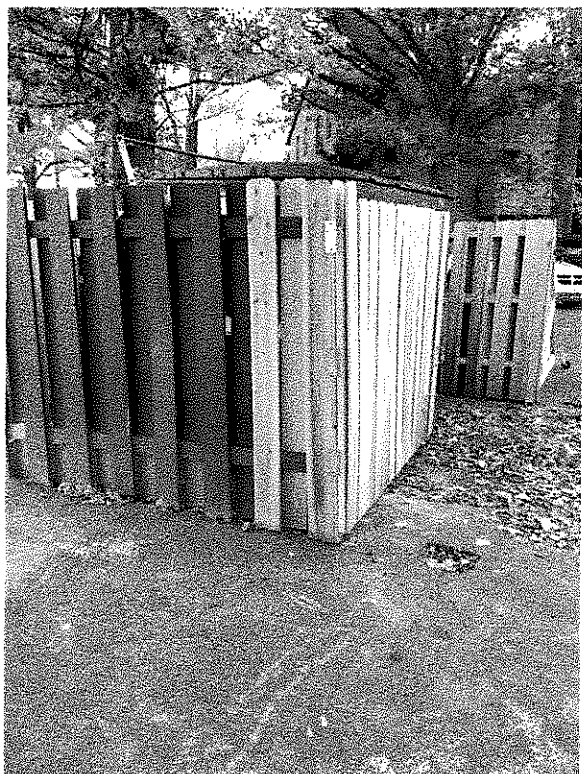
image_1637173991056.jpg (4.1 MB)

Name

image_1637173991056.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637174004886.jpg (3.6 MB)

Name

image_1637174004886.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637174029006.jpg (1.7 MB)

Name

image_1637174029006.jpg

Description

N/A

Case #21-2912 Open

Created on October 26, 2021 by Mike Macaluso

3rd Uniform Citation	Case Age 24 Days	Hours Logged 0.00 Hours	Outstanding Balance \$500.00	Case Initiation Proactive	Assignee Mike Macaluso	Attachments	Case Notes
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	------------------------------	-------------	------------

Location 113-117 Pinehurst Dr., Florence, KY
41042

Street Address 113-117 Pinehurst Dr.	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Oct 26, 2021
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 26, 2021 by Mike Macaluso

Inspection Note

No inspection note added

1st Uniform Citation Nov 01, 2021

Follow-up Inspection 1 Completed on Nov 01, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 02, 2021

Follow-up Inspection 2 Completed on Nov 02, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 3 Completed on Nov 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Case Closed Nov 03, 2021

Closed by Mike Macaluso

Case Reopened Nov 10, 2021

Reopened by Mike Macaluso

3rd Uniform Citation Nov 10, 2021

Follow-up Inspection 4 Completed on Nov 10, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 5

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 17, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Oct 26, 2021
by Mike
Macaluso

Comply by
Nov 18, 2021

Open, non-
compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

PO BOX 961009FT -
WORTH, TX -

☐ Bill To Contact

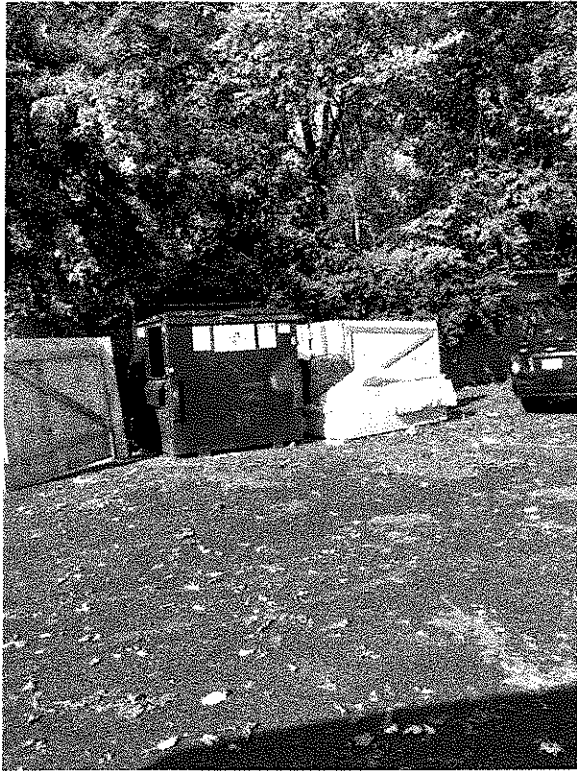
Notes (2)

Trash has been removed

Added on Nov 03, 2021 09:11 AM by Mike Macaluso

Trash in dumpster area again

Added on Nov 10, 2021 01:38 PM by Mike Macaluso



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259498284.jpg (4.1 MB)

Name

image_1635259498284.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macaluso

image_1635785654507.jpg (3.8 MB)

Name

image_1635785654507.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635785664876.jpg (2.9 MB)

Name

image_1635785664876.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635785676365.jpg (2.6 MB)

Name

image_1635785676365.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macaluso

image_1635857483562.jpg (4.3 MB)

Name

image_1635857483562.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

image_1635945003469.jpg (4.1 MB)

Name

image_1635945003469.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

image_1635945024916.jpg (2.5 MB)

Name

image_1635945024916.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

image_1636569455763.jpg (3.9 MB)

Name

image_1636569455763.jpg

Description

N/A

Case #20-1775 Open

Created on September 30, 2020 by Mike Macaluso

No Notice	Case Age 415 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,500.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	17 Attachments	3 Case Notes
-----------	----------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------------	-----------------

Location 113-117 Pinehurst Drive, Florence, KY
41042

Street Address 113-117 Pinehurst Drive	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Sep 30, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 30, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 15, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 23, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Dec 03, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Jan 08, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Feb 05, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 10

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (7)

Exterior PM 303.6 | Comply By

Walls (O-11-03) 33 days

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

<p>Sidewalks and Driveways PM 302.3 Comply (O-11-03) By 33 days</p> <p>All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p>	<p>Applied on Sep 30, 2020 by Mike Macaluso</p>	<p>Comply by Oct 02, 2021</p>	<p>Open, non-compliant</p>
---	--	--	----------------------------

<p>Trash/Debris NS 305.1 Comply (O-11-03) By 8 days</p> <p>All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.</p>	<p>Applied on Sep 30, 2020 by Mike Macaluso</p>	<p>Comply by Sep 07, 2021</p>	<p>Open, non-compliant</p>
---	--	--	----------------------------

<p>Roofs and Drainage PM 303.7 Comply (O-11-03) By 33 days</p> <p>Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.</p>	<p>Applied on Sep 30, 2020 by Mike Macaluso</p>	<p>Comply by Oct 02, 2021</p>	<p>Open, non-compliant</p>
--	--	--	----------------------------

<p>Protective Treatment PM 303.2 Comply (O-11-03) By 33 days</p> <p>All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.</p>	<p>Applied on Sep 30, 2020 by Mike Macaluso</p>	<p>Comply by Oct 02, 2021</p>	<p>Open, non-compliant</p>
---	--	--	----------------------------

<p>Landscaping Condition PM 302.4.2 Comply (O-11-03) By 8 days</p>
--

All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Unlicensed/Disabled Vehicle
ZG | 3149 Comply
(0-8- By 8
14) days
Unlicensed vehicles and disabled vehicles shall be stored inside an enclosed building or structure.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner
CORELOGIC
COMMERCIAL TAX
SERVICES FORT WORTH, TX

☐ Bill To Contact

Notes (3)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:27 PM by Brandi Roundtree

Case has been

Added on Apr 07, 2021 08:40 AM by Mike Macaluso

No change

Added on Aug 30, 2021 10:55 AM by Mike Macaluso



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488539589.jpg (3.4 MB)

Name

image_1601488539589.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488550751.jpg (1.3 MB)

Name

image_1601488550751.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488571686.jpg (2.6 MB)

Name

image_1601488571686.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488617601.jpg (4.1 MB)

Name

image_1601488617601.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488630096.jpg (2.1 MB)

Name

image_1601488630096.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488653961.jpg (4.3 MB)

Name

image_1601488653961.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488698453.jpg (2.2 MB)

Name

image_1601488698453.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

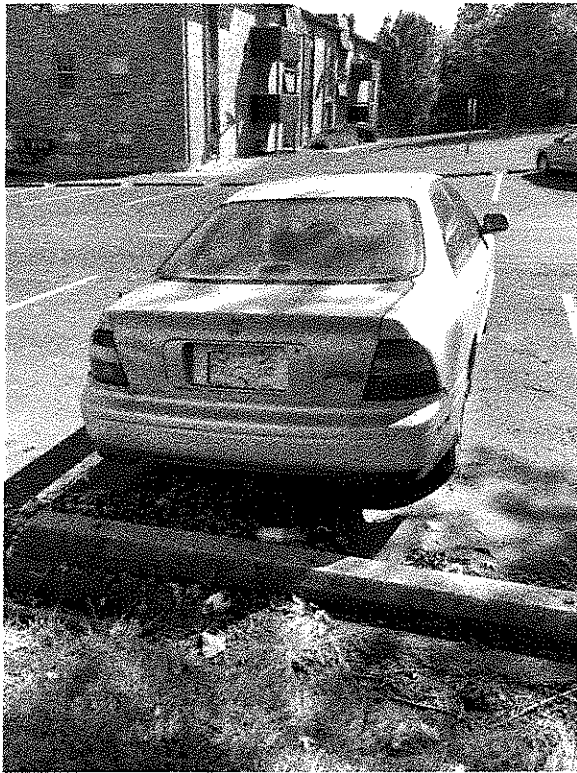
image_1601488716324.jpg (2.1 MB)

Name

image_1601488716324.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488722786.jpg (3.3 MB)

Name

image_1601488722786.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488764779.jpg (4.0 MB)

Name

image_1601488764779.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488772976.jpg (3.7 MB)

Name

image_1601488772976.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601488779634.jpg (4.1 MB)

Name

image_1601488779634.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

image_1601488787322.jpg (4.3 MB)

Name

image_1601488787322.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

image_1601488826034.jpg (2.7 MB)

Name

image_1601488826034.jpg

Description

N/A

Uploaded on October 1, 2020 by Mike Macalus

o

113-117 Pinehurst Drive (1st Offense)_1601560498141.pdf (573.9 kB)

Name

113-117 Pinehurst Drive (1st Offense)_1601560498141.pdf

Description

N/A

Uploaded on October 7, 2020 by Mike Macalus

o

113-117 Pinehurst Drive (2nd Offense)_1602102313231.pdf (577.7 kB)

Name

113-117 Pinehurst Drive (2nd Offense)_1602102313231.pdf

Description

N/A

Uploaded on October 15, 2020 by Mike Macalu

so

113-117 Pinehurst Drive (3rd Offense)_1602769919334.
pdf (577.5 kB)

Name

113-117 Pinehurst Drive (3rd Offense)_16027699
19334.pdf

Description

N/A

Case #20-1776 Open

Created on September 30, 2020 by Mike Macaluso

No Notice	Case Age 415 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	14 Attachments	3 Case Notes
-----------	----------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------------	-----------------

Location 121-125 Pinehurst Drive, Florence, KY
41042

Street Address 121-125 Pinehurst Drive	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Sep 30, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 30, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 15, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 23, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Dec 03, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Jan 08, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Feb 05, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 10

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (6)

Protective Treatment PM 303.2 | Comply (O-11-03) By 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or

Applied on
Sep 30, 2020

Comply by

Open non-

treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-
compliant

Exterior Walls PM 303.6 (O-11-03) | Comply By 33 days

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-
compliant

Unlicensed/Disabled Vehicle ZG 3149 (O-8-14) | Comply By 8 days

Unlicensed vehicles and disabled vehicles shall be stored inside an enclosed building or structure.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-
compliant

Roofs and Drainage PM 303.7 (O-11-03) | Comply By 33 days

Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-
compliant

Dumpster Enclosure ZG 3151 (O-8-14) | Comply By 17 days

All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 16, 2021

Open, non-
compliant

Landscaping Condition PM 302.4.2 (O-11-03) | Comply By 8 days

All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 30, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-
compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

CORELOGIC
COMMERCIAL TAX -
SERVICESFORT WORTH,-
TX

☐ Bill To Contact

Notes (3)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

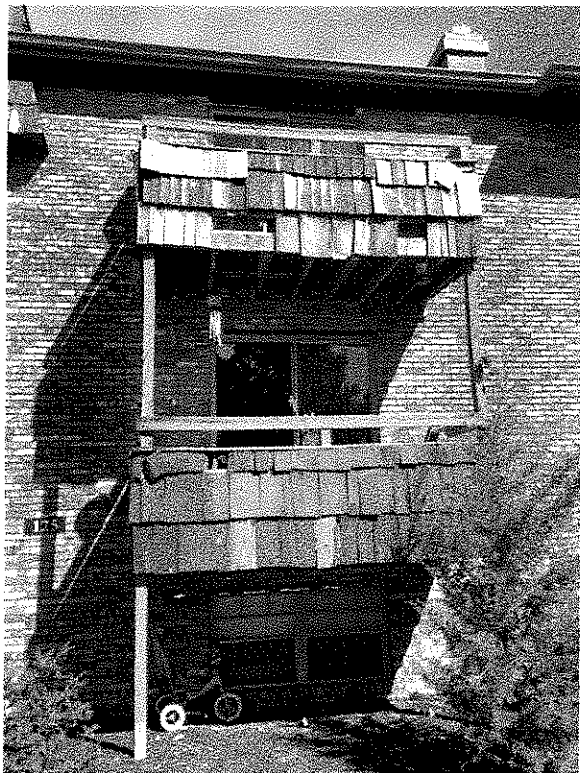
Added on Oct 12, 2020 01:27 PM by Brandi Roundtree

Case has been continued

Added on Apr 07, 2021 08:39 AM by Mike Macaluso

No change

Added on Aug 30, 2021 10:54 AM by Mike Macaluso



Uploaded on September 30, 2020 by Mike Mac
aluso

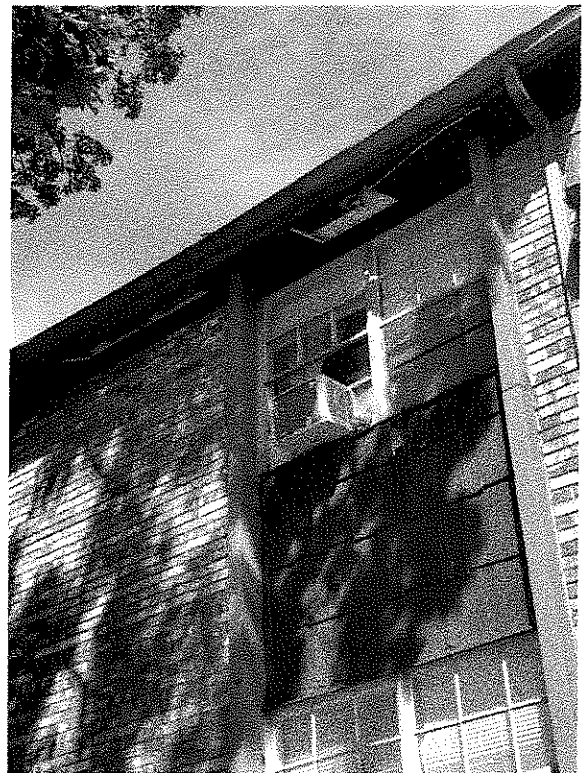
image_1601488978008.jpg (3.1 MB)

Name

image_1601488978008.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

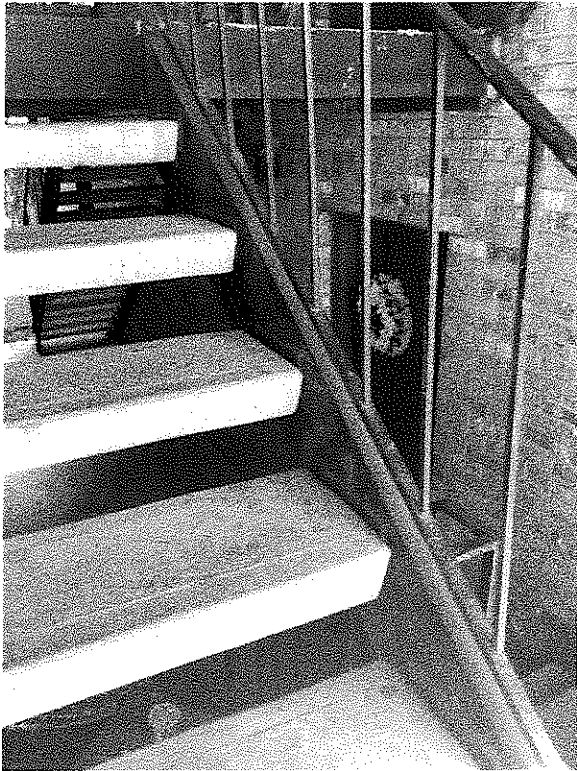
image_1601488988248.jpg (1.8 MB)

Name

image_1601488988248.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

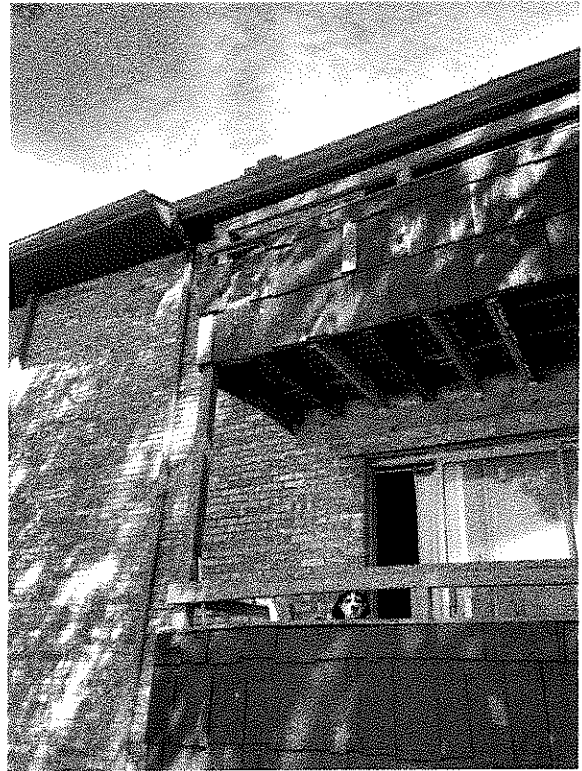
image_1601489008249.jpg (2.5 MB)

Name

image_1601489008249.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601489036444.jpg (2.4 MB)

Name

image_1601489036444.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601489043220.jpg (2.6 MB)

Name

image_1601489043220.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601489110352.jpg (2.9 MB)

Name

image_1601489110352.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

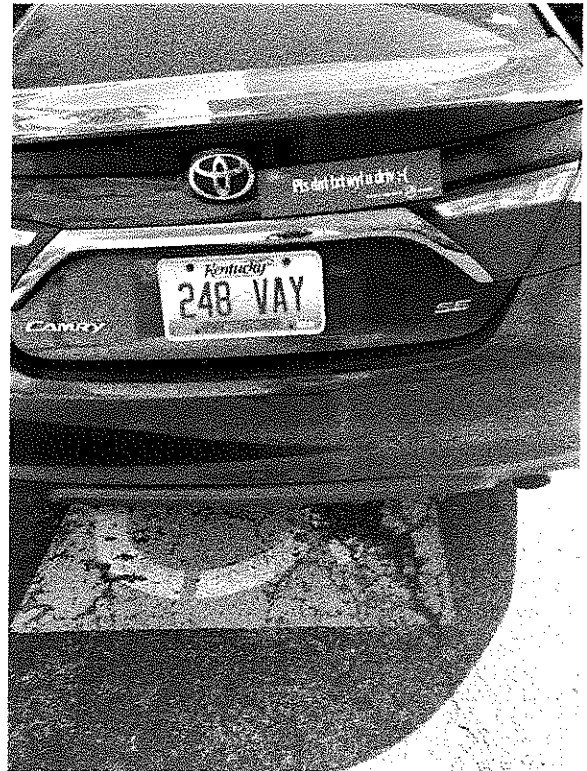
image_1601489136184.jpg (4.0 MB)

Name

image_1601489136184.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Mac
aluso

image_1601489142440.jpg (3.0 MB)

Name

image_1601489142440.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

image_1601489210781.jpg (3.5 MB)

Name

image_1601489210781.jpg

Description

N/A



Uploaded on September 30, 2020 by Mike Macaluso

image_1601489254080.jpg (3.5 MB)

Name

image_1601489254080.jpg

Description

N/A

Uploaded on October 1, 2020 by Mike Macalus

o

121-125 Pinehurst Drive (1st Offense)_1601560422626.pdf (559.0 kB)

Name

121-125 Pinehurst Drive (1st Offense)_1601560422626.pdf

Description

N/A

Uploaded on October 7, 2020 by Mike Macalus

o

121-125 Pinehurst Drive (2nd Offense)_1602102288406.pdf (560.2 kB)

Name

121-125 Pinehurst Drive (2nd Offense)_1602102288406.pdf

Description

N/A

Uploaded on October 15, 2020 by Mike Macaluso

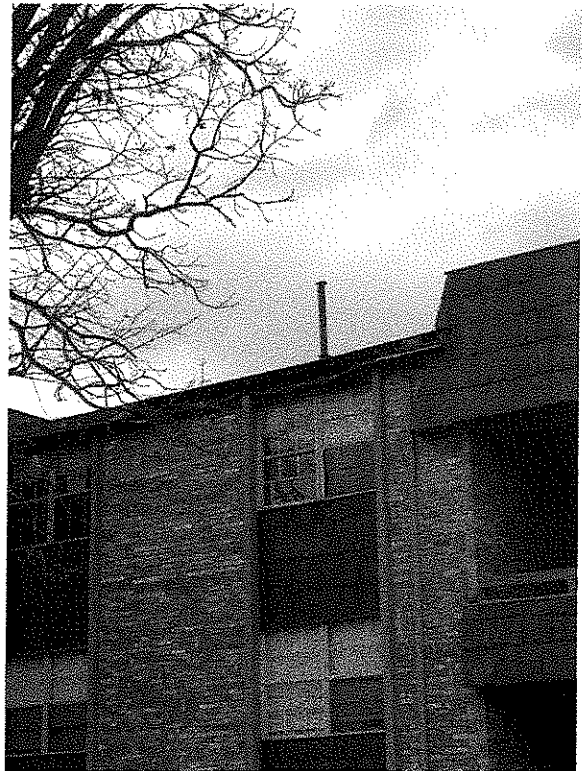
121-125 Pinehurst Drive (3rd Offense)_1602769961926.pdf (557.2 kB)

Name

121-125 Pinehurst Drive (3rd Offense)_1602769961926.pdf

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

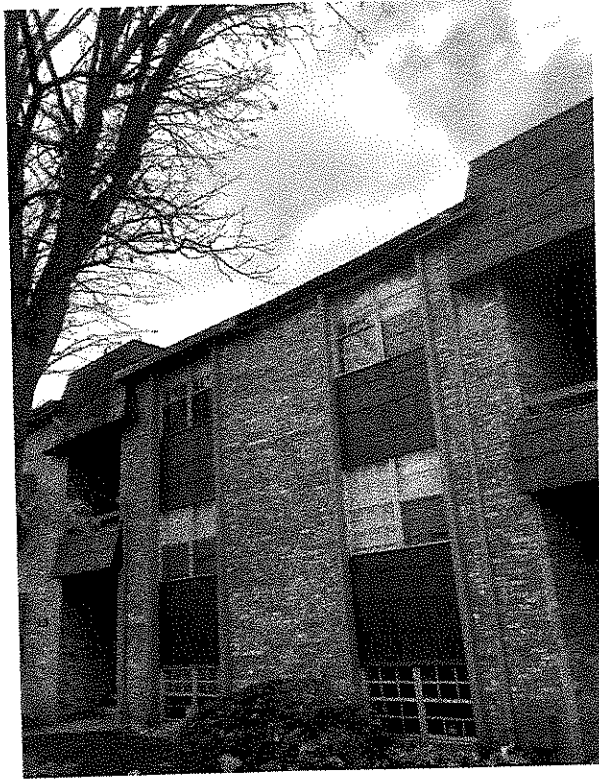
image_1637172280504.jpg (1.8 MB)

Name

image_1637172280504.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637172308980.jpg (3.2 MB)

Name

image_1637172308980.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637172336825.jpg (1.9 MB)

Name

image_1637172336825.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

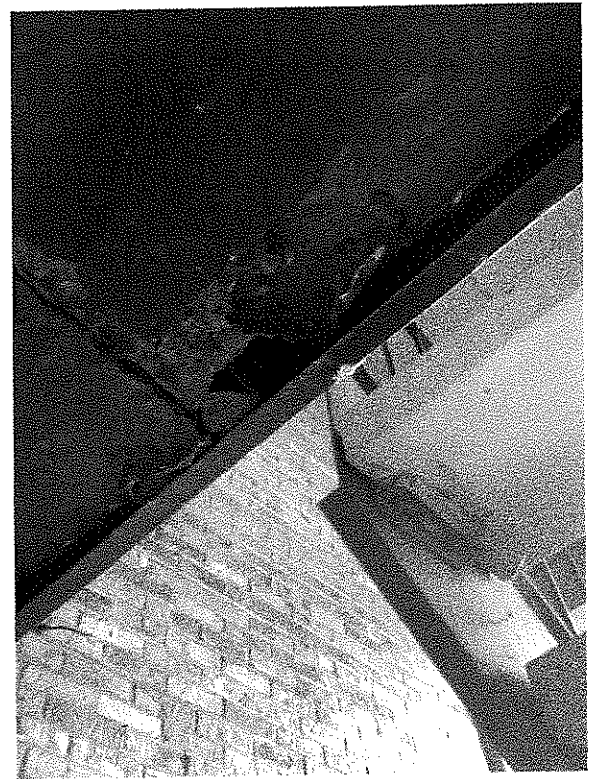
image_1637172355947.jpg (2.6 MB)

Name

image_1637172355947.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637172392048.jpg (2.8 MB)

Name

image_1637172392048.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172408427.jpg (3.0 MB)

Name

image_1637172408427.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172471365.jpg (3.1 MB)

Name

image_1637172471365.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172489931.jpg (3.0 MB)

Name

image_1637172489931.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172525027.jpg (2.3 MB)

Name

image_1637172525027.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

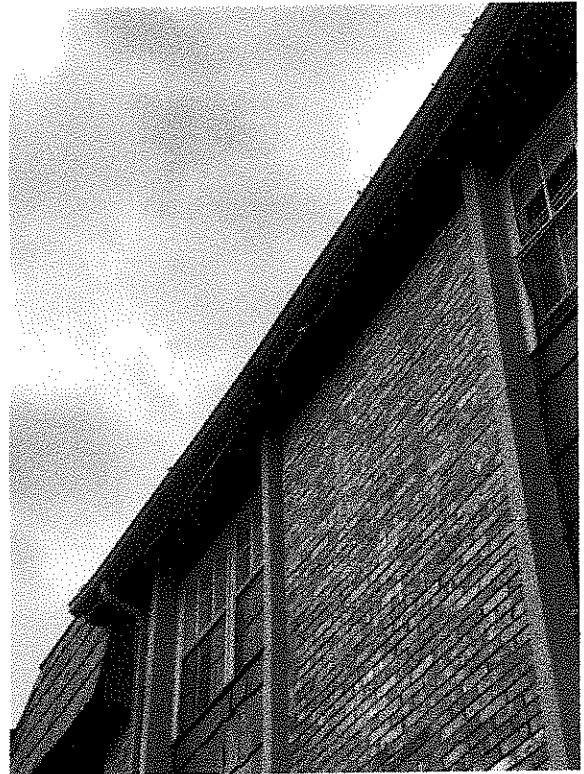
image_1637172530755.jpg (3.7 MB)

Name

image_1637172530755.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172552243.jpg (1.7 MB)

Name

image_1637172552243.jpg

Description

N/A

Case #20-1771 Open

Created on September 29, 2020 by Mike Macaluso

No Notice	Case Age 416 Days	Hours Logged 0.00 Hours	Outstanding Balance \$5,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	44 Attachments	2 Case Notes
-----------	----------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------------	-----------------

Location 122-126 Pinehurst Drive, Florence, KY
41042

Street Address 122-126 Pinehurst Drive	City Florence	State KY
--	-------------------------	--------------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
---------------------	--------------------------------	--

Non-Conforming Parcel No	Zoning District UR-2
------------------------------------	--------------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
-----------------------	-------------------------------	------------------------------------	------------------------

CDBG Eligible? No	CDBG Approved? No
-----------------------------	-----------------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
--	--	--

Abatement Activities

Case Created Sep 29, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Sep 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 06, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 13, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 20, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Nov 10, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 11

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (10)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

High Weeds NS 302.4.1 | Comply By
(O-11-03) 8 days
All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited and are hereby declared a nuisance. Weeds shall be defined as all grasses and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Protective Treatment PM 303.2 | Comply
(O-11-03) By 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Exterior Walls PM 303.6 | Comply By
(O-11-03) 33 days
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Landscaping PM 302.4.2 | Comply

Condition (O-11-03) By 8 days
All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Roofs and Drainage PM 303.7 | Comply
(O-11-03) By 33 days
Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Fence Condition ZG 3655 (O-8-14) Fence Condition | Comply
By 33 days
All fences shall be constructed of durable materials and shall be installed to withstand the elements. Fences shall be maintained in good repair at all times. Barbed wire, stock wire, chicken wire and similar type fences are not permitted for residential uses in residential zones.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Swimming Pool Condition PM 302.7.2 | Comply
(O-4-06) By 17 days
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Sep 16, 2021

Open, non-compliant

Accessory Structure Condition PM 302.7 | Comply
(O-11-03) By 33 days
All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Applied on
Sep 29, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

<p>Sidewalks and Driveways</p> <p>All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p>	<p>PM 302.3 Comply (O-11-03) By 33 days</p>	<p>Applied on Sep 29, 2020 by Mike Macaluso</p>	<p>Comply by Oct 02, 2021</p>	<p>Open, non-compliant</p>
---	---	--	--	----------------------------

Contacts (1)

<p>INTERGROUP PINE LAKE INC Property Owner</p>	<p>CORELOGIC COMMERCIAL TAX - SERVICESFORT WORTH,- TX</p>	<p><input type="checkbox"/> Bill To Contact</p>
---	---	---

Notes (2)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:26 PM by Brandi Roundtree

Case has been continued

Added on Apr 07, 2021 08:43 AM by Mike Macaluso



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398073044.jpg (1.7 MB)

Name

image_1601398073044.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398085998.jpg (2.2 MB)

Name

image_1601398085998.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso
image_1601398097347.jpg (1.8 MB)

Name
image_1601398097347.jpg

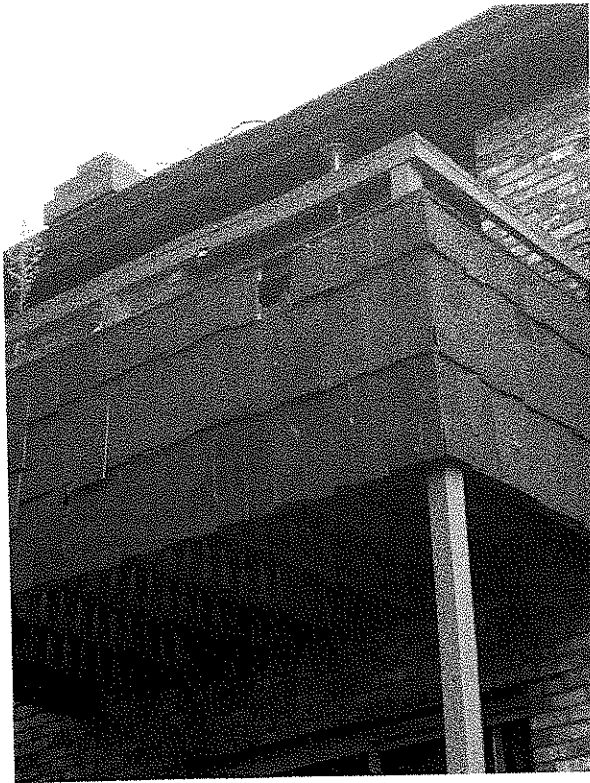
Description
N/A



Uploaded on September 29, 2020 by Mike Mac
aluso
image_1601398109247.jpg (1.6 MB)

Name
image_1601398109247.jpg

Description
N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

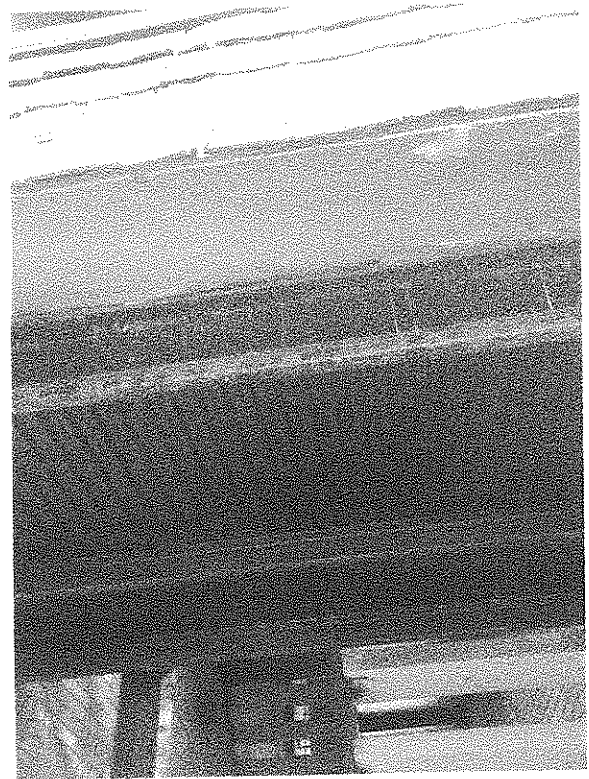
image_1601398120487.jpg (1.7 MB)

Name

image_1601398120487.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398136603.jpg (2.0 MB)

Name

image_1601398136603.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398203810.jpg (4.0 MB)

Name

image_1601398203810.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398224899.jpg (2.0 MB)

Name

image_1601398224899.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

image_1601398235454.jpg (3.1 MB)

Name

image_1601398235454.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Macaluso

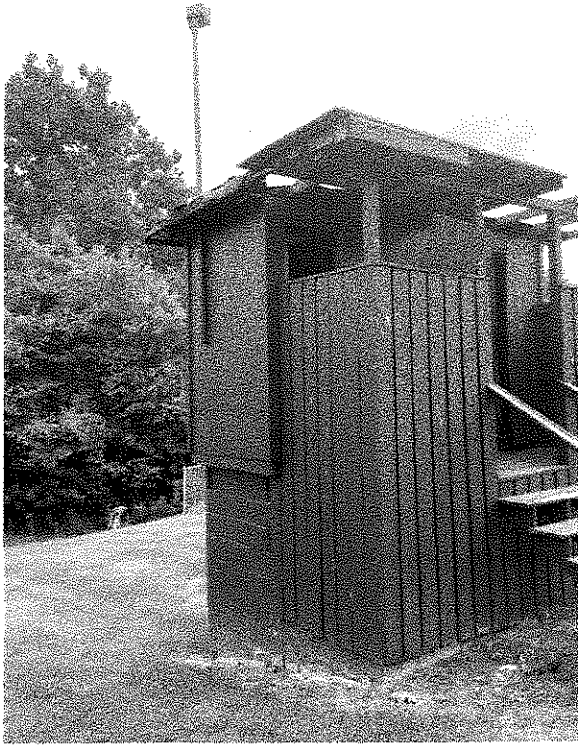
image_1601398241062.jpg (3.1 MB)

Name

image_1601398241062.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398251828.jpg (2.7 MB)

Name

image_1601398251828.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398261604.jpg (3.5 MB)

Name

image_1601398261604.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

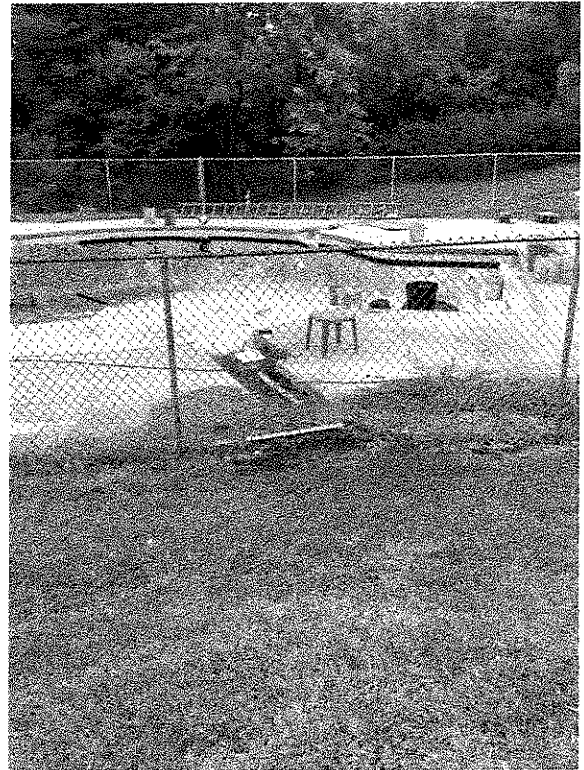
image_1601398270976.jpg (2.9 MB)

Name

image_1601398270976.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398277795.jpg (4.2 MB)

Name

image_1601398277795.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

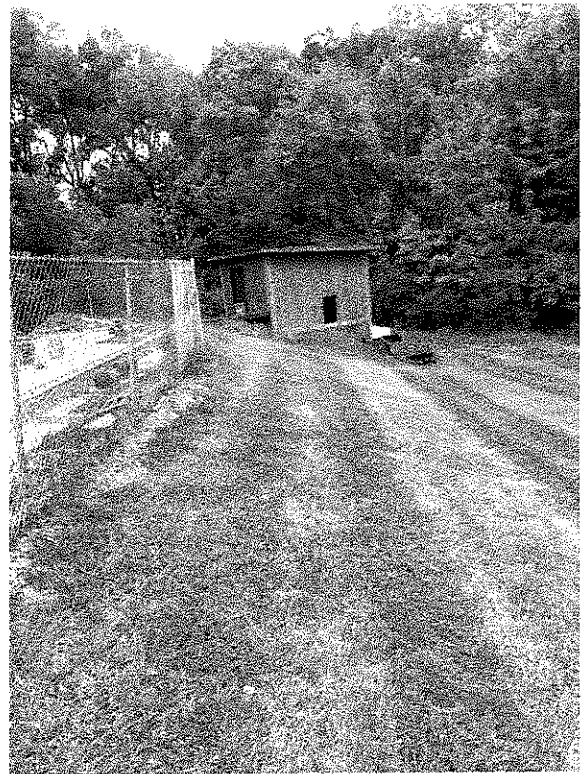
image_1601398286284.jpg (3.6 MB)

Name

image_1601398286284.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398308452.jpg (4.3 MB)

Name

image_1601398308452.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398316432.jpg (3.8 MB)

Name

image_1601398316432.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398332193.jpg (2.7 MB)

Name

image_1601398332193.jpg

Description

N/A



Uploaded on September 29, 2020 by Mike Mac
aluso

image_1601398348553.jpg (3.9 MB)

Name

image_1601398348553.jpg

Description

N/A

Uploaded on September 29, 2020 by Mike Mac
aluso

122-126 Pinehurst Drive_1601409329596.pdf (610.0 kB)

Name

122-126 Pinehurst Drive_1601409329596.pdf

Description

N/A

Uploaded on October 6, 2020 by Mike Macalus

o

122-126 Pinehurst Drive (2nd Offense)_1602014626424.pdf (609.7 kB)

Name

122-126 Pinehurst Drive (2nd Offense)_1602014626424.pdf

Description

N/A

Uploaded on October 13, 2020 by Mike Macaluso

122-126 Pinehurst Drive (3rd Offense)_1602601868676.pdf (608.6 kB)

Name

122-126 Pinehurst Drive (3rd Offense)_1602601868676.pdf

Description

N/A



Uploaded on June 7, 2021 by Mike Macaluso
image_1623094935270.jpg (3.9 MB)

Name
image_1623094935270.jpg

Description
N/A



Uploaded on June 7, 2021 by Mike Macaluso
image_1623094946282.jpg (1.6 MB)

Name
image_1623094946282.jpg

Description
N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172674891.jpg (3.0 MB)

Name

image_1637172674891.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172736322.jpg (2.7 MB)

Name

image_1637172736322.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172748353.jpg (2.8 MB)

Name

image_1637172748353.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172757332.jpg (3.7 MB)

Name

image_1637172757332.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

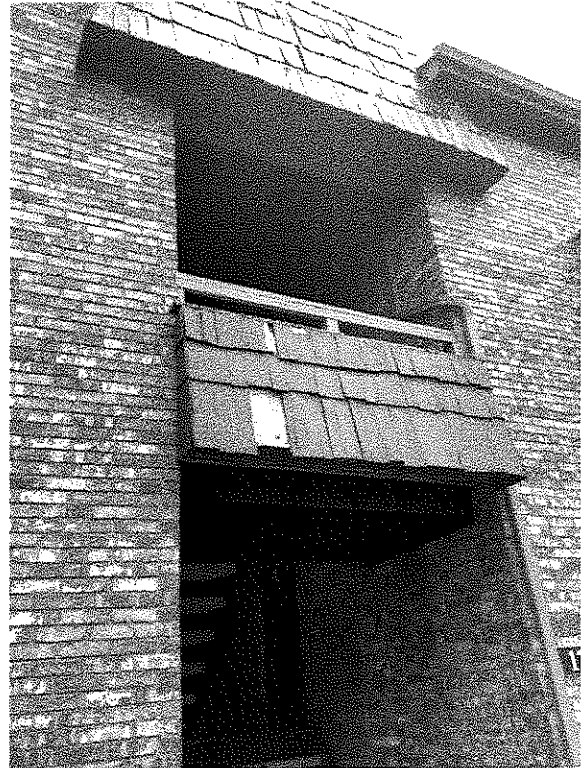
image_1637172802234.jpg (3.9 MB)

Name

image_1637172802234.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172828253.jpg (2.4 MB)

Name

image_1637172828253.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

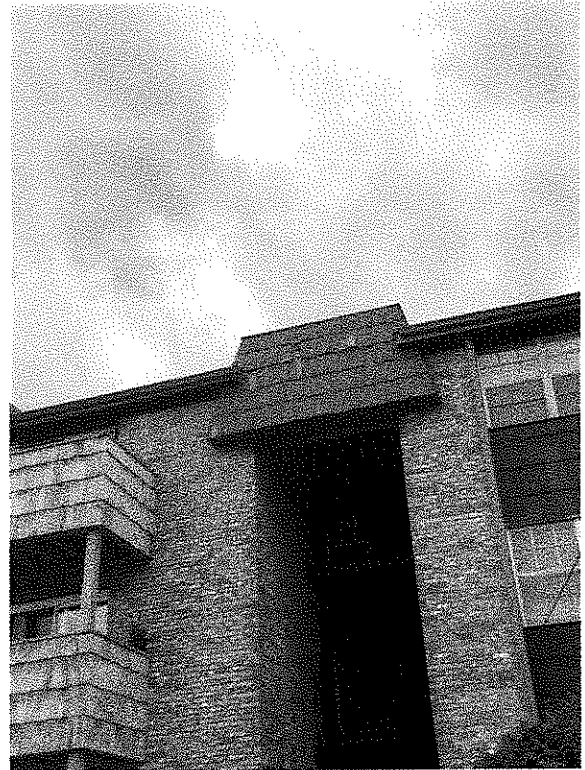
image_1637172889645.jpg (2.9 MB)

Name

image_1637172889645.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

image_1637172898016.jpg (1.8 MB)

Name

image_1637172898016.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

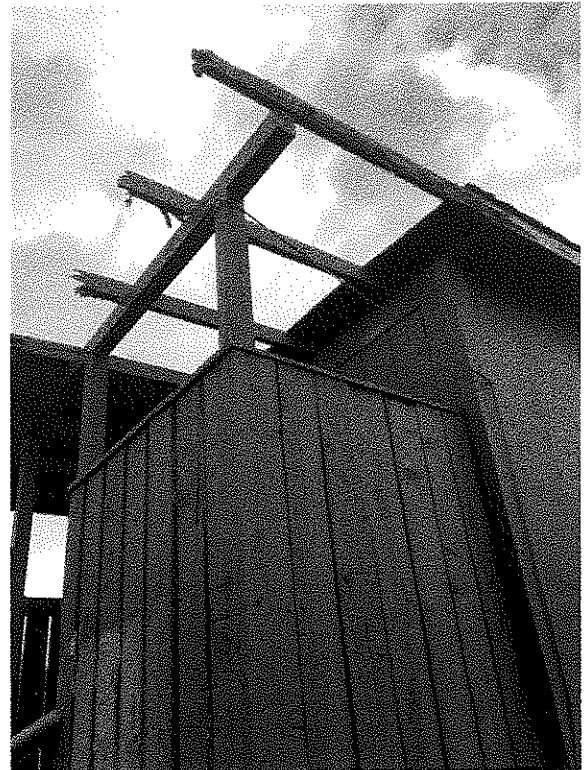
image_1637172909311.jpg (2.4 MB)

Name

image_1637172909311.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172927257.jpg (2.5 MB)

Name

image_1637172927257.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

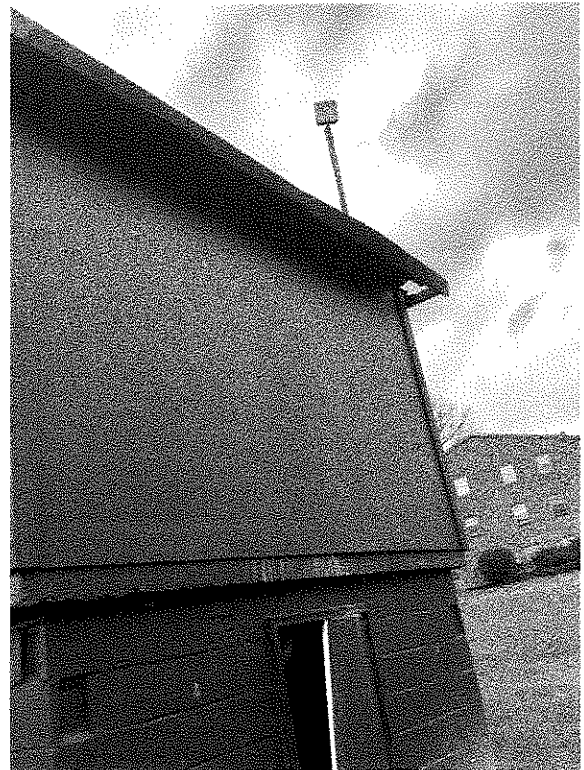
image_1637172934874.jpg (3.8 MB)

Name

image_1637172934874.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172950364.jpg (2.4 MB)

Name

image_1637172950364.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172958460.jpg (2.0 MB)

Name

image_1637172958460.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172966217.jpg (2.9 MB)

Name

image_1637172966217.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637173003442.jpg (2.6 MB)

Name

image_1637173003442.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

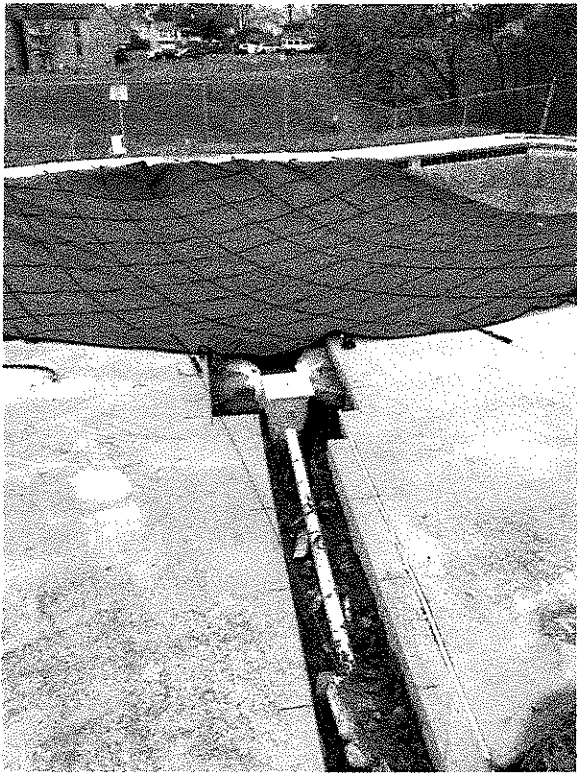
image_1637173017188.jpg (3.0 MB)

Name

image_1637173017188.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

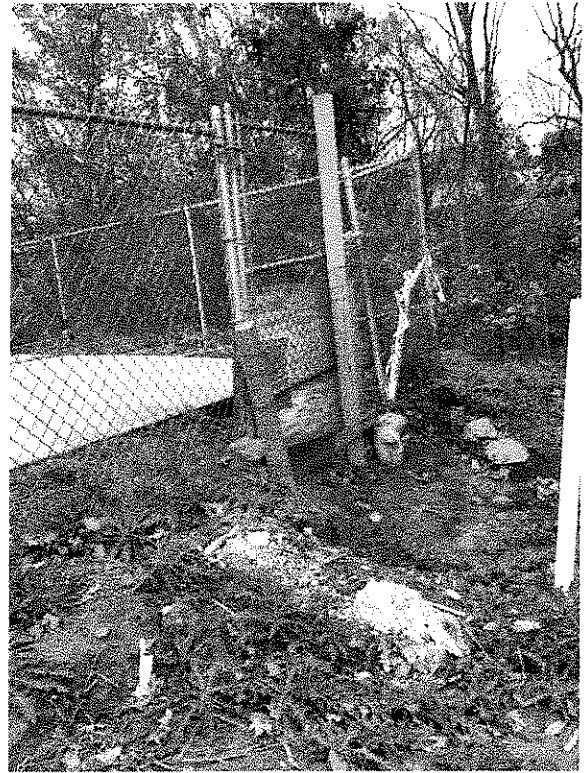
image_1637173039842.jpg (3.0 MB)

Name

image_1637173039842.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

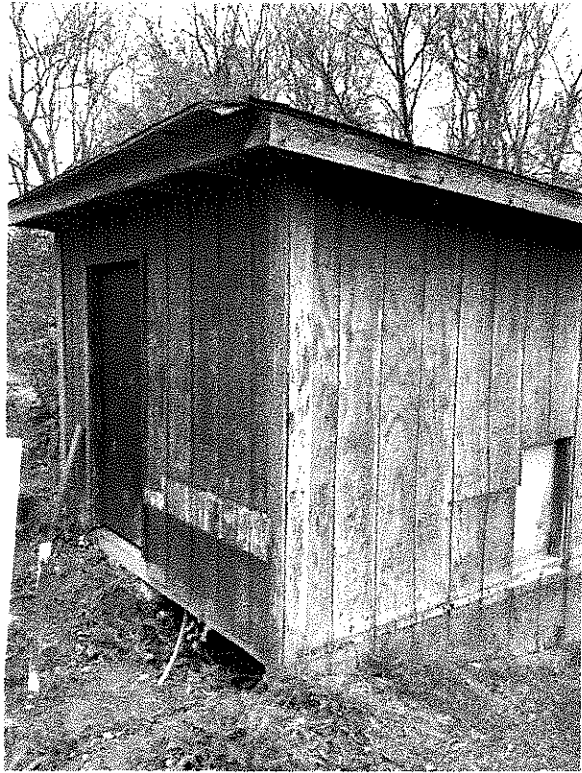
image_1637173058824.jpg (3.4 MB)

Name

image_1637173058824.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

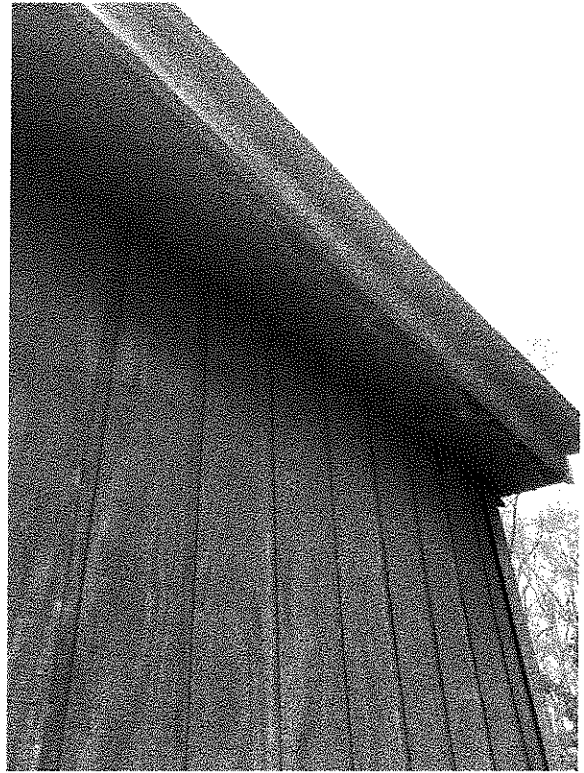
image_1637173079671.jpg (3.4 MB)

Name

image_1637173079671.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca luso

image_1637173089983.jpg (2.4 MB)

Name

image_1637173089983.jpg

Description

N/A

Case #21-2915 Open

Created on October 26, 2021 by Mike Macaluso

3rd Uniform Creation	Case Age 24 Days	Hours Logged 0.00 Hours	Outstanding Balance \$500.00	Case Initiation Proactive	Assigned Mike Macaluso	15	3	Attachments	Case Notes
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	------------------------------	----	---	-------------	------------

Location 7141 Spruce Dr., Florence, KY 41042

Street Address 7141 Spruce Dr.	City Florence	State KY
Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042

Non-Conforming Parcel No	Zoning District UR-2
-----------------------------	-------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
----------------	------------------------	-----------------------------	-----------------

CDBG Eligible? No	CDBG Approved? No
----------------------	----------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
---	---	---

Abatement Activities

Case Created Oct 26, 2021
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 26, 2021 by Mike Macaluso

Inspection Note

No inspection note added

1st Uniform Citation Nov 09, 2021

Follow-up Inspection 1 Completed on Nov 09, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 10, 2021

Follow-up Inspection 2 Completed on Nov 10, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Nov 11, 2021

Follow-up Inspection 3 Completed on Nov 11, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 4

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 16, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Oct 26, 2021
by Mike
Macaluso

Comply by
Nov 19, 2021

Open, non-compliant

Contacts (1)

INTERGROUP

PINE LAKE

INC

Property

Owner

PO BOX 961009FT

WORTH, TX

-

-

☐

Bill To Contact

Notes (5)

Dumpster have been replaced with empty one

Added on Nov 01, 2021 01:36 PM by Mike Macaluso

Rumpke was here servicing 40 yard dumpster will give 24 hours to see if trash and debris is removed

Added on Nov 08, 2021 10:30 AM by Mike Macaluso

Property owner stated that Rumpke cannot service dumpster until Monday will check back mid afternoon Monday

Added on Nov 12, 2021 04:10 PM by Mike Macaluso

Trash is gone will check back in a week

Added on Nov 16, 2021 09:57 AM by Mike Macaluso

No change

Added on Nov 17, 2021 12:50 PM by Mike Macaluso



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259946580.jpg (3.3 MB)

Name

image_1635259946580.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259956480.jpg (2.3 MB)

Name

image_1635259956480.jpg

Description

N/A



Uploaded on November 8, 2021 by Mike Macal
uso

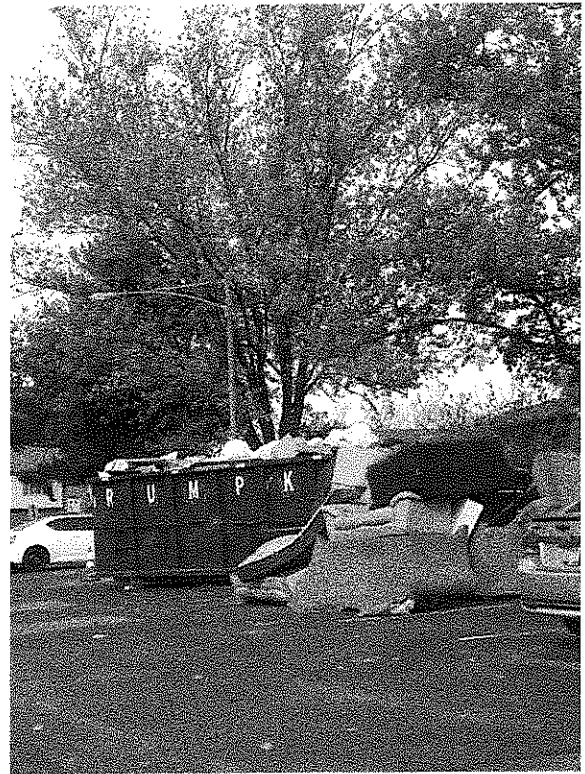
image_1636385346091.jpg (3.4 MB)

Name

image_1636385346091.jpg

Description

N/A



Uploaded on November 9, 2021 by Mike Macal
uso

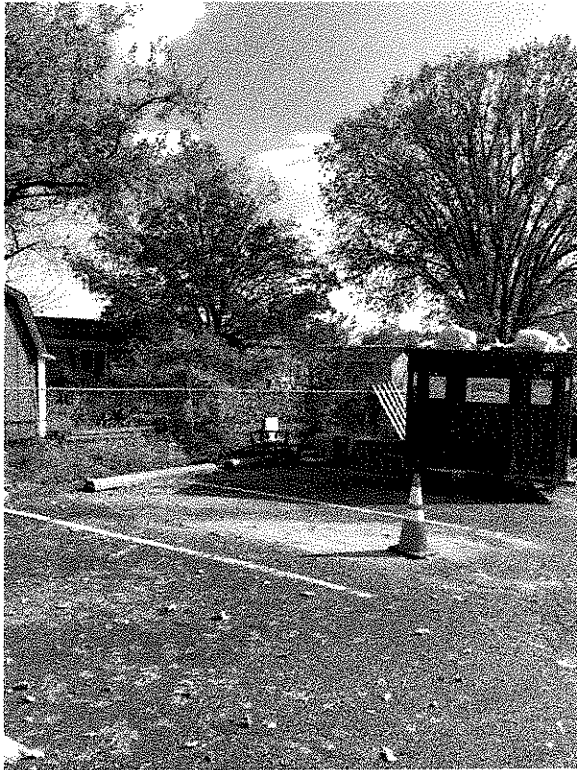
image_1636482400395.jpg (2.2 MB)

Name

image_1636482400395.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

image_1636570143342.jpg (4.1 MB)

Name

image_1636570143342.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

image_1636570155786.jpg (3.7 MB)

Name

image_1636570155786.jpg

Description

N/A



Uploaded on November 11, 2021 by Mike Macaluso

image_1636661120065.jpg (3.5 MB)

Name

image_1636661120065.jpg

Description

N/A



Uploaded on November 12, 2021 by Mike Macaluso

image_1636751362329.jpg (3.7 MB)

Name

image_1636751362329.jpg

Description

N/A



Uploaded on November 12, 2021 by Mike Macaluso

image_1636751383594.jpg (3.7 MB)

Name

image_1636751383594.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171370554.jpg (3.1 MB)

Name

image_1637171370554.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637171388787.jpg (3.9 MB)

Name

image_1637171388787.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637171396639.jpg (2.6 MB)

Name

image_1637171396639.jpg

Description

N/A



Uploaded on November 19, 2021 by Mike Macaluso

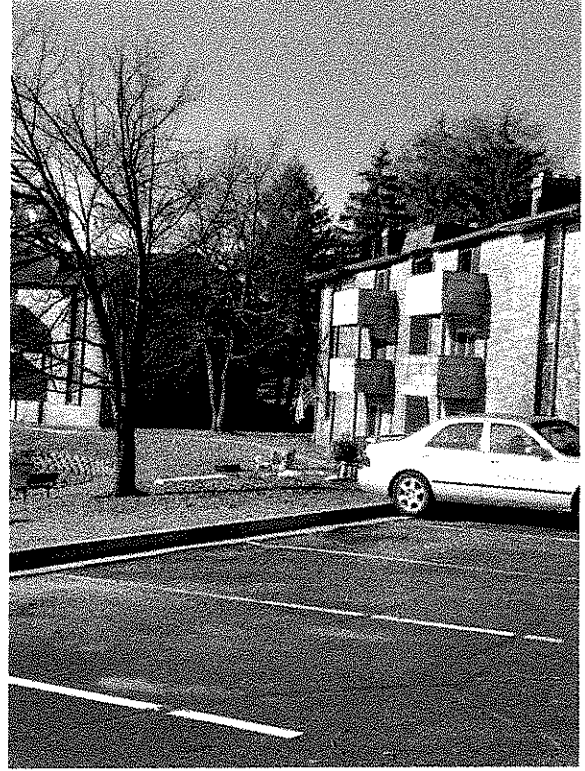
image_1637349876775.jpg (2.4 MB)

Name

image_1637349876775.jpg

Description

N/A



Uploaded on November 19, 2021 by Mike Macaluso

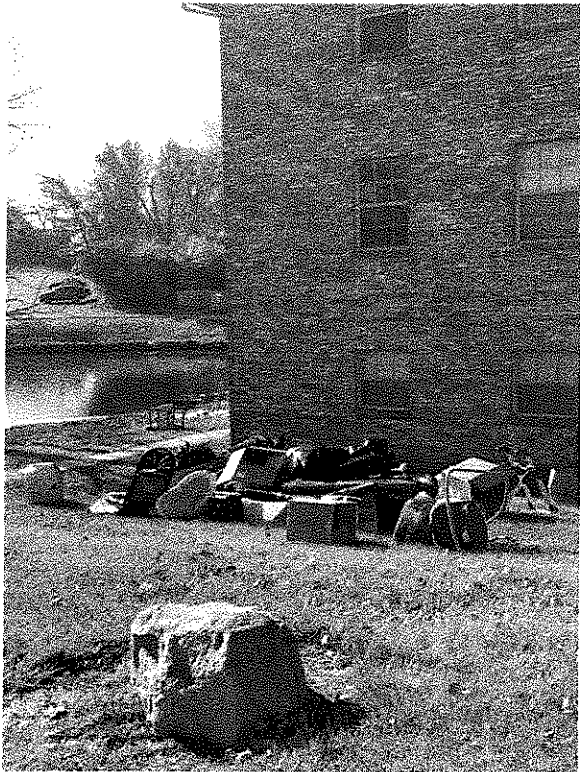
image_1637349891112.jpg (2.4 MB)

Name

image_1637349891112.jpg

Description

N/A



Uploaded on November 19, 2021 by Mike Maca
luso

image_1637349906417.jpg (2.7 MB)

Name

image_1637349906417.jpg

Description

N/A

Case #20-1779 Open

Created on October 1, 2020 by Mike Macaluso

3rd Uniform Citation	Case Age 414 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,400.00 Overdue	Case Initiation Proactive	Assigned Mike Macaluso	23	1	Attachments	Case Notes
----------------------	----------------------	-------------------------------	---	---------------------------------	------------------------------	----	---	-------------	------------

Location 7141 Spruce Drive, Florence, KY 41042

Street Address
7141 Spruce Drive

City
Florence

State
KY

Zip
41042

APN
073.00-00-013.02

Assessor's Address
(PARCEL HAS ADDRESSES
OFF OF MULTIPLE
STREETS), Florence, KY
41042

Non-Conforming Parcel
No

Zoning District
UR-2

Flagged?
No

Census Tract
070200

Block Group
210150702002

LowModPct
48

CDBG Eligible?
No

CDBG Approved?
No

Owner Name
INTERGROUP PINE LAKE
INC

Owner's Address
PO BOX 961009, FT
WORTH, TX 76161

Owner's Mailing Address
PO BOX 961009, FT
WORTH, TX 76161

Abatement Activities

Case Created Oct 01, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 08, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 15, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 23, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Dec 03, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Jan 08, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Feb 05, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Oct 25, 2021

Follow-up Inspection 10 Completed on Oct 25, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 11

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 10, 2021 by Mike Macaluso

Violations (8)

Handrails and Guards PM 303.12 Comply (O-11-03) By 33 days Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	Applied on Oct 01, 2020 by Mike Macaluso	Comply by Nov 27, 2021	Open, non-compliant
Trash/Debris NS 305.1 Comply (O-11-03) By 8 days All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.	Applied on Oct 01, 2020 by Mike Macaluso	Comply by Nov 02, 2021	Open, non-compliant
Protective Treatment PM 303.2 Comply (O-11-03) By 33 days All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to to inhibit future rust and corrosion.	Applied on Oct 01, 2020 by Mike Macaluso	Comply by Nov 27, 2021	Open, non-compliant
Exterior Walls PM 303.6 Comply By (O-11-03) 33 days All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.	Applied on Oct 01, 2020 by Mike Macaluso	Comply by Nov 27, 2021	Open, non-compliant
Roofs and Drainage PM 303.7 Comply (O-11-03) By 33 days Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or	Applied on Oct 01, 2020 by Mike Macaluso	Comply by Nov 27, 2021	Open, non-compliant

interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

High Weeds NS 302.4.1 (O-11-03) | Comply By 8 days
All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited and are hereby declared a nuisance. Weeds shall be defined as all grasses and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Applied on
Oct 01, 2020
by Mike
Macaluso

Comply by
Nov 02, 2021

Open, non-compliant

Broken Window PM 303.13 (O-11-03) | Comply By 33 days
Every window and skylight shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.

Applied on
Oct 01, 2020
by Mike
Macaluso

Closed on
Oct 25, 2021
by Mike
Macaluso

Closed, compliant, Voluntary

Unlicensed/Disabled Vehicle ZG 3149 (O-8-14) | Comply By 8 days
Unlicensed vehicles and disabled vehicles shall be stored inside an enclosed building or structure.

Applied on
Oct 01, 2020
by Mike
Macaluso

Closed on
Oct 25, 2021
by Mike
Macaluso

Closed, compliant, Voluntary

Contacts (1)

INTERGROUP PINE LAKE INC
Property Owner
CORELOGIC COMMERCIAL TAX SERVICES
FORT WORTH, TX

☐ Bill To Contact

Notes (1)

Case has been continued

Added on Apr 07, 2021 08:41 AM by Mike Macaluso



Uploaded on October 1, 2020 by Mike Macalus

o

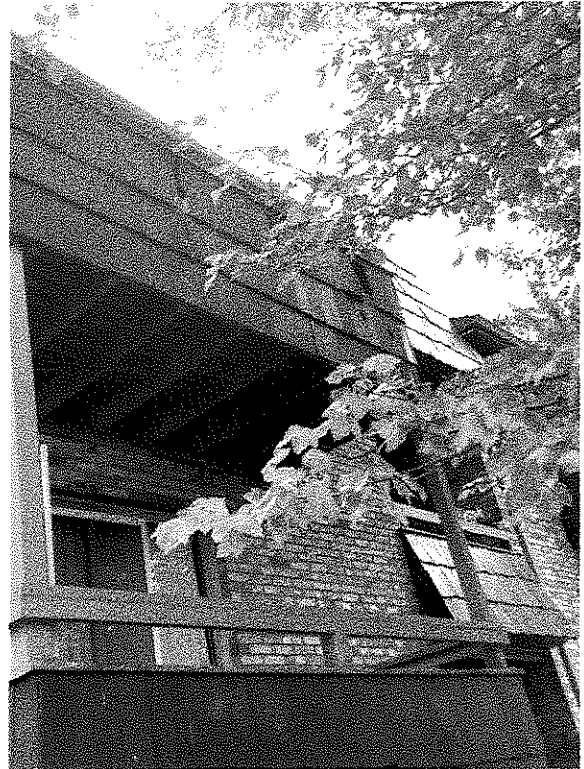
image_1601574169600.jpg (3.2 MB)

Name

image_1601574169600.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574179328.jpg (2.3 MB)

Name

image_1601574179328.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

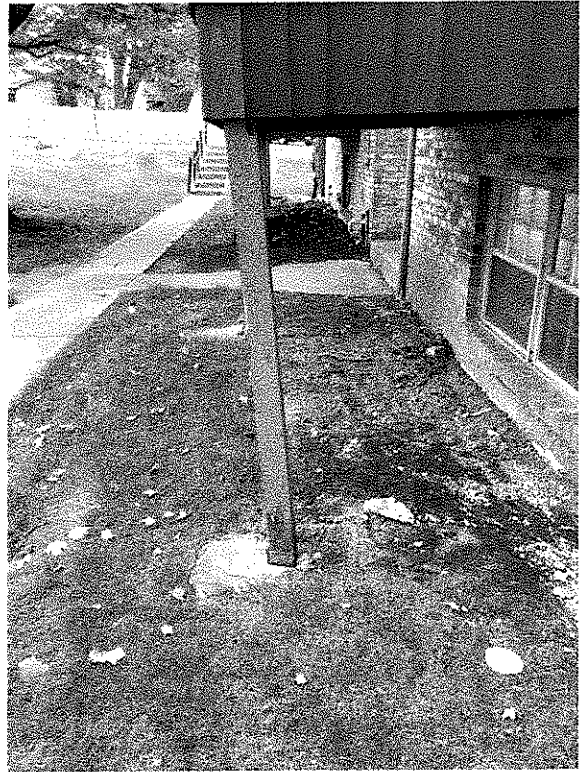
image_1601574187425.jpg (4.2 MB)

Name

image_1601574187425.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574231307.jpg (4.1 MB)

Name

image_1601574231307.jpg

Description

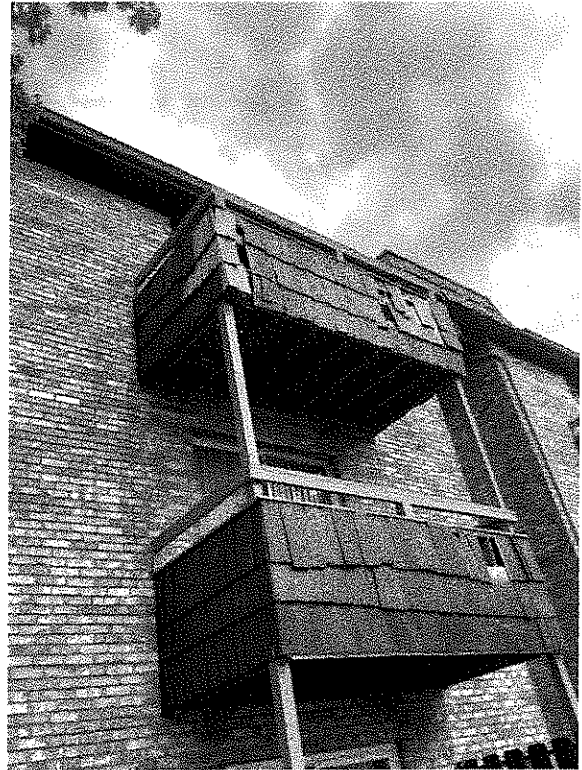
N/A



Uploaded on October 1, 2020 by Mike Macalus
o
image_1601574275666.jpg (1.4 MB)

Name
image_1601574275666.jpg

Description
N/A



Uploaded on October 1, 2020 by Mike Macalus
o
image_1601574307598.jpg (2.5 MB)

Name
image_1601574307598.jpg

Description
N/A



Uploaded on October 1, 2020 by Mike Macalus

o

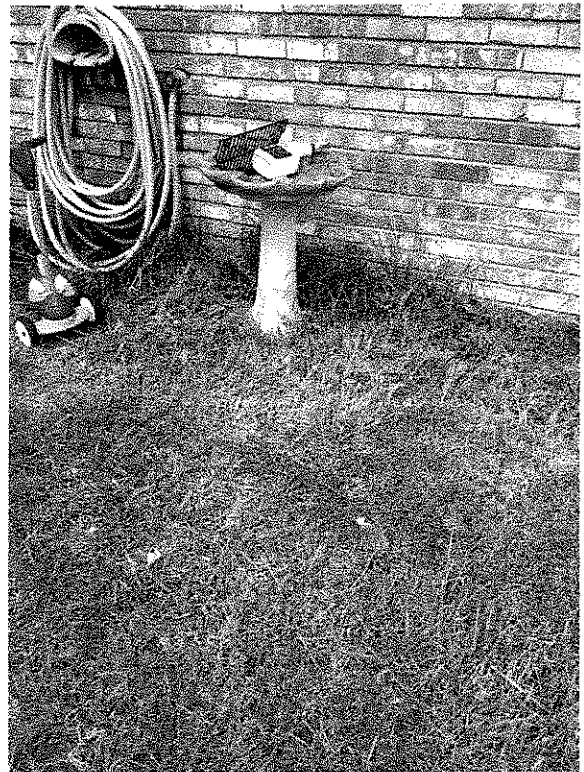
image_1601574315806.jpg (2.3 MB)

Name

image_1601574315806.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574349090.jpg (4.0 MB)

Name

image_1601574349090.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

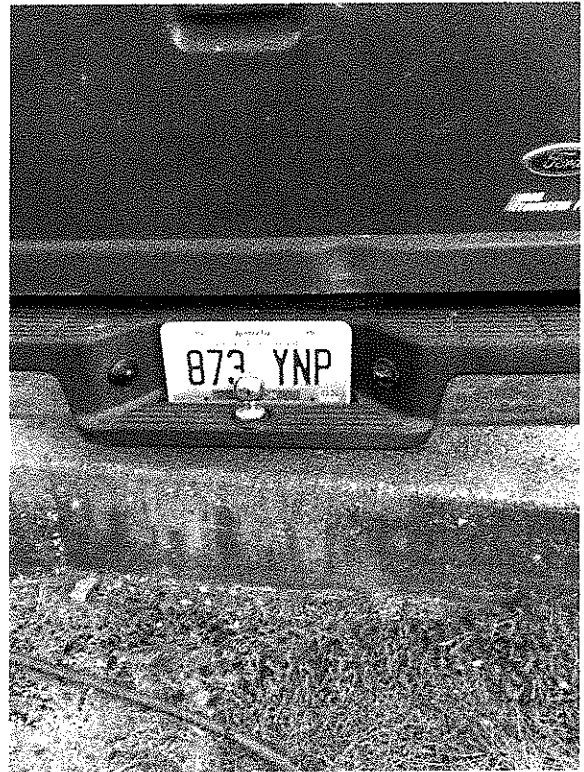
image_1601574372203.jpg (3.9 MB)

Name

image_1601574372203.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574419963.jpg (2.8 MB)

Name

image_1601574419963.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

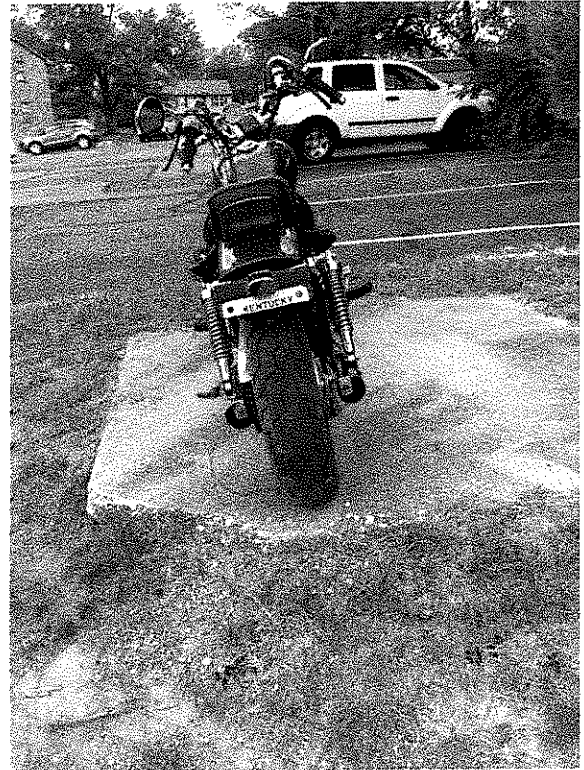
image_1601574443016.jpg (2.1 MB)

Name

image_1601574443016.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574534571.jpg (4.0 MB)

Name

image_1601574534571.jpg

Description

N/A

Uploaded on October 2, 2020 by Mike Macalus
o

7141 Spruce Drive (1st Offense)_1601644371041.pdf (576.7 kB)

Name

7141 Spruce Drive (1st Offense)_1601644371041.pdf

Description

N/A

Uploaded on October 8, 2020 by Mike Macalus
o

7141 Spruce Drive (2nd Offense)_1602165367538.pdf (578.3 kB)

Name

7141 Spruce Drive (2nd Offense)_1602165367538.pdf

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

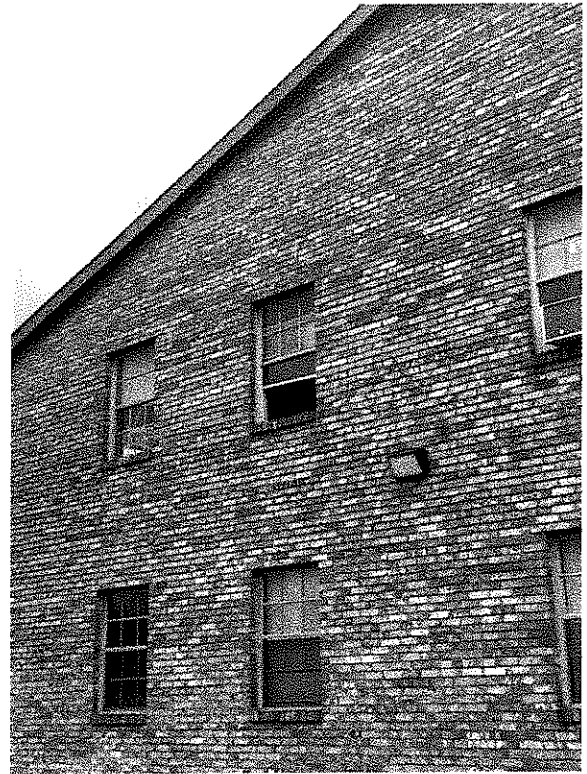
image_1637171468556.jpg (1.6 MB)

Name

image_1637171468556.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171481295.jpg (2.6 MB)

Name

image_1637171481295.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

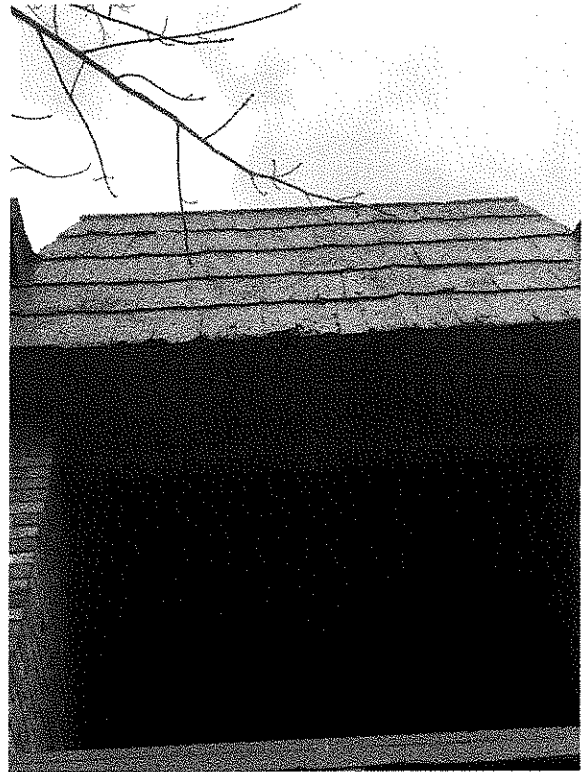
image_1637171512202.jpg (2.3 MB)

Name

image_1637171512202.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

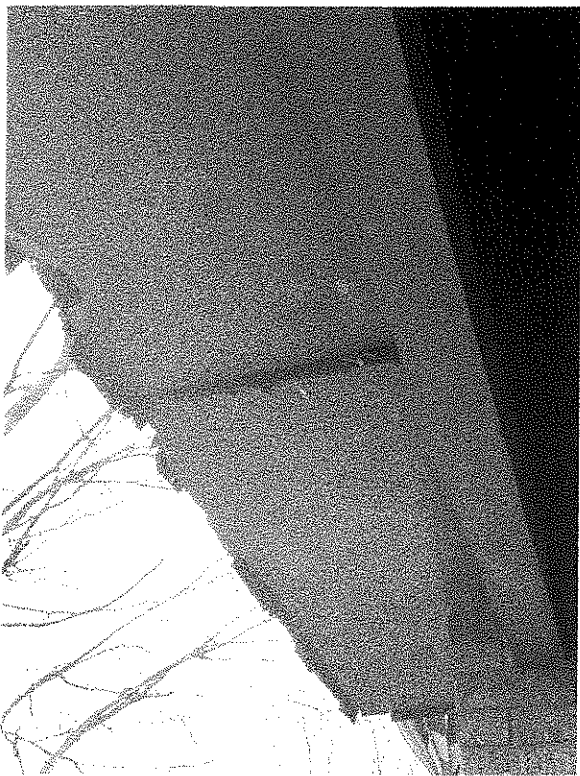
image_1637171525900.jpg (1.6 MB)

Name

image_1637171525900.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

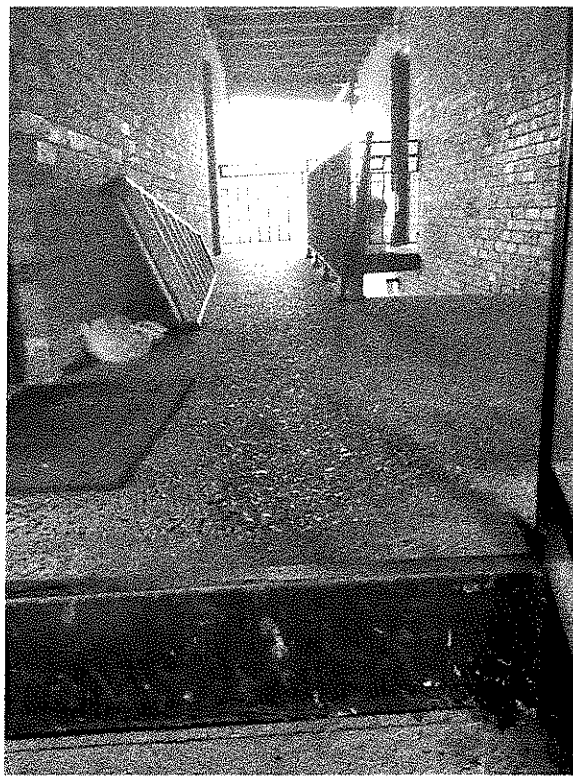
image_1637171579650.jpg (2.0 MB)

Name

image_1637171579650.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171594293.jpg (3.1 MB)

Name

image_1637171594293.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

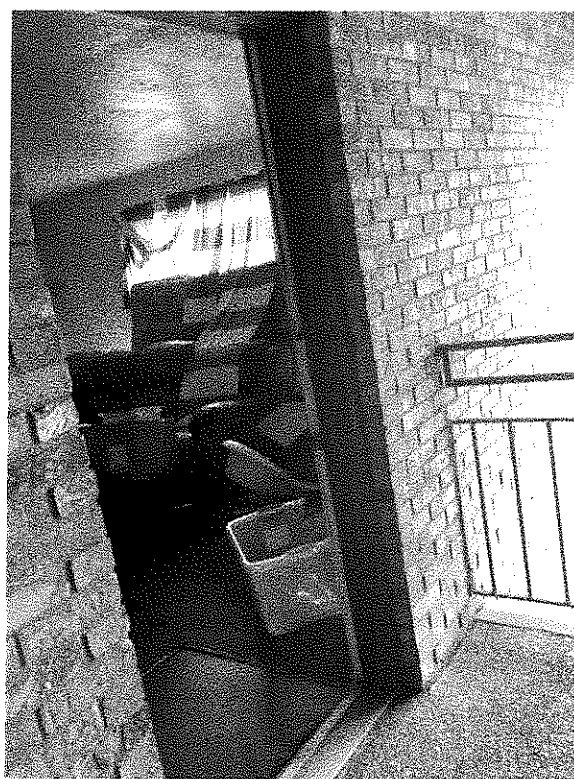
image_1637171637967.jpg (2.6 MB)

Name

image_1637171637967.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171644641.jpg (2.7 MB)

Name

image_1637171644641.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Maca
luso

image_1637171732558.jpg (1.8 MB)

Name

image_1637171732558.jpg

Description

N/A

Case #21-2914 Open

Created on October 26, 2021 by Mike Macaluso

3rd Uniform Citation	Case Age 24 Days	Hours Logged 0.00 Hours	Outstanding Balance \$500.00	Case Initiation Proactive	Assignee Mike Macaluso	Attachments	Case Notes
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	------------------------------	-------------	------------

Location 7153 Spruce Dr., Florence, KY 41042

Street Address
7153 Spruce Dr.

City
Florence

State
KY

Zip
41042

APN
073.00-00-013.02

Assessor's Address
(PARCEL HAS ADDRESSES
OFF OF MULTIPLE
STREETS), Florence, KY
41042

Non-Conforming Parcel
No

Zoning District
UR-2

Flagged?
No

Census Tract
070200

Block Group
210150702002

LowModPct
48

CDBG Eligible?
No

CDBG Approved?
No

Owner Name
INTERGROUP PINE LAKE
INC

Owner's Address
PO BOX 961009, FT
WORTH, TX 76161

Owner's Mailing Address
PO BOX 961009, FT
WORTH, TX 76161

Abatement Activities

Case Created Oct 26, 2021
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 26, 2021 by Mike Macaluso

Inspection Note

No inspection note added

1st Uniform Citation Nov 01, 2021

Follow-up Inspection 1 Completed on Nov 01, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 02, 2021

Follow-up Inspection 2 Completed on Nov 02, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 3 Completed on Nov 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Case Closed Nov 03, 2021

Closed by Mike Macaluso

Case Reopened Nov 10, 2021

Reopened by Mike Macaluso

3rd Uniform Citation Nov 10, 2021

Follow-up Inspection 4 Completed on Nov 10, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 5

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 17, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Oct 26, 2021
by Mike
Macaluso

Comply by
Nov 18, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

PO BOX 961009FT -
WORTH, TX -

☐ Bill To Contact

Notes (1)

Trash has been removed

Added on Nov 03, 2021 09:12 AM by Mike Macaluso



Uploaded on November 1, 2021 by Mike Macal
uso

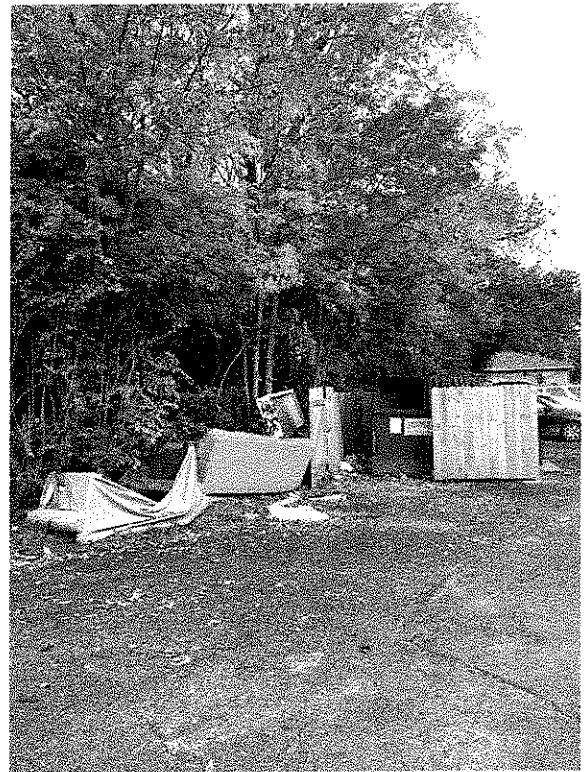
image_1635789382320.jpg (3.5 MB)

Name

image_1635789382320.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macal
uso

image_1635857525652.jpg (4.3 MB)

Name

image_1635857525652.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

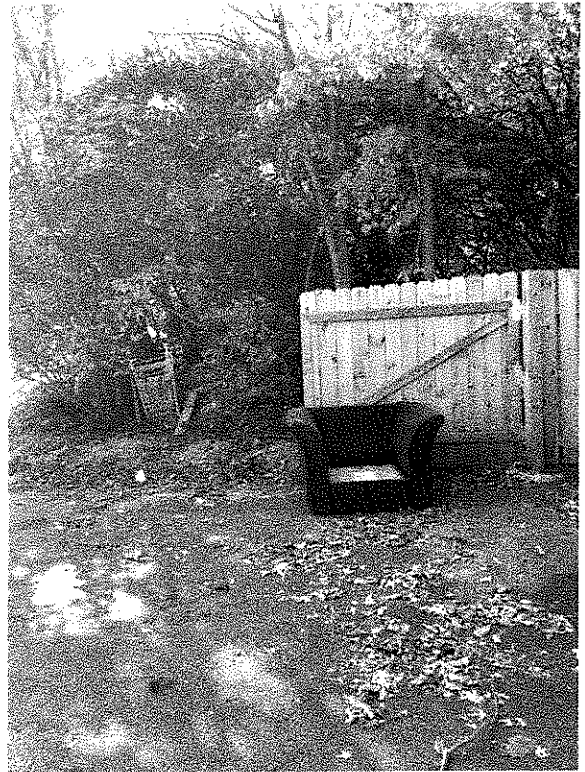
image_1635945110794.jpg (3.9 MB)

Name

image_1635945110794.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

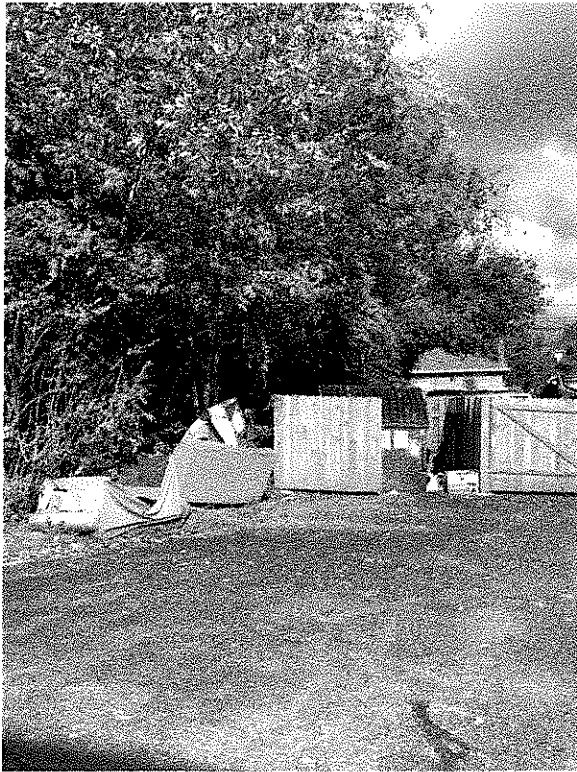
image_1636570075394.jpg (3.5 MB)

Name

image_1636570075394.jpg

Description

N/A



Uploaded on October 26, 2021 by Mike Macaluso

image_1635259855355.jpg (3.2 MB)

Name

image_1635259855355.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macaluso

image_1635789361121.jpg (3.5 MB)

Name

image_1635789361121.jpg

Description

N/A

Case #20-1780 Open

Created on October 1, 2020 by Mike Macaluso

3rd Uniform Citation	Case Age 414 Days	Hours Logged 0.00 Hours	Outstanding Balance \$2,200.00 Overdue	Case Initiation Proactive	Assigned Mike Macaluso	20	2	Attachments	Case Notes
----------------------	----------------------	-------------------------------	---	---------------------------------	------------------------------	----	---	-------------	------------

Location 7153 Spruce Drive, Florence, KY 41042

Street Address 7153 Spruce Drive	City Florence	State KY
-------------------------------------	------------------	-------------

Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042
--------------	-------------------------	---

Non-Conforming Parcel No	Zoning District UR-2
-----------------------------	-------------------------

Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
----------------	------------------------	-----------------------------	-----------------

CDBG Eligible? No	CDBG Approved? No
----------------------	----------------------

Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161
---	---	---

Abatement Activities

Case Created Oct 01, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Oct 01, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Oct 08, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 16, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 16, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Nov 09, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 11 Completed on Apr 07, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 12 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Oct 25, 2021

Follow-up Inspection 13 Completed on Oct 25, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 14

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 10, 2021 by Mike Macaluso

Violations (5)

Exterior Walls PM 303.6 | Comply By
(O-11-03) 33 days

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Oct 01, 2020
by Mike
Macaluso

Comply by
Nov 27, 2021

Open, non-compliant

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Oct 01, 2020
by Mike
Macaluso

Comply by
Nov 02, 2021

Open, non-compliant

Protective Treatment PM 303.2 | Comply
(O-11-03) By 33 days

All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be

protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to to inhibit future rust and corrosion.

Applied on
Oct 01, 2020
by Mike
Macaluso

Comply by
Nov 27, 2021

Open, non-compliant

Dumpster ZG 3151 | Comply By
Enclosure (O-8-14) 17 days

All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Oct 01, 2020
by Mike
Macaluso

Comply by
Nov 11, 2021

Open, non-compliant

Landscaping PM 302.4.2 | Comply
Condition (O-11-03) By 8 days

All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Oct 01, 2020
by Mike
Macaluso

Closed on
Oct 25, 2021
by Mike
Macaluso

Closed, compliant, Voluntary

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

**CORELOGIC
COMMERCIAL TAX -
SERVICESFORT WORTH,-
TX**

☐ Bill To Contact

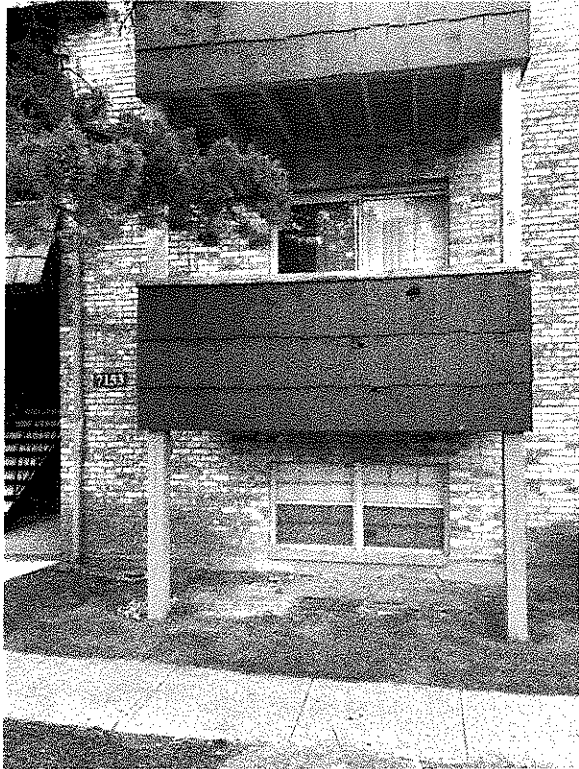
Notes (2)

Case has been continued

Added on Apr 07, 2021 08:39 AM by Mike Macaluso

No change

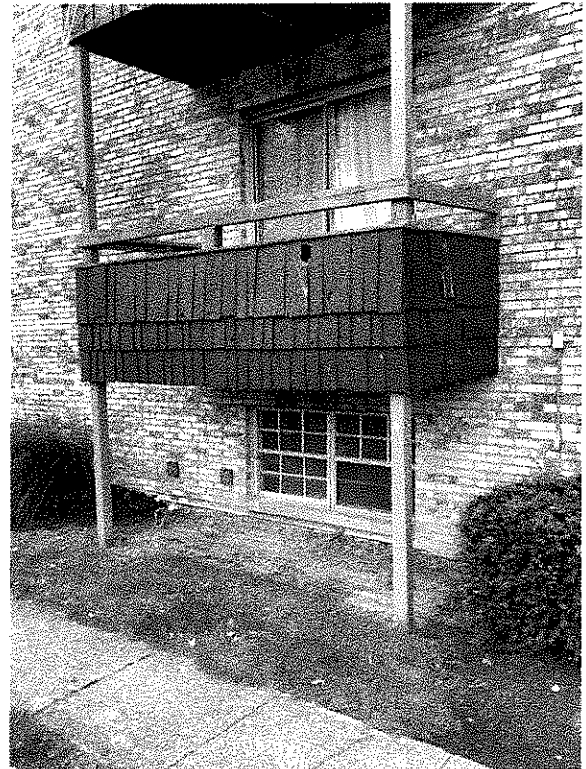
Added on Aug 30, 2021 10:53 AM by Mike Macaluso



Uploaded on October 1, 2020 by Mike Macalus
o
image_1601574730303.jpg (3.4 MB)

Name
image_1601574730303.jpg

Description
N/A



Uploaded on October 1, 2020 by Mike Macalus
o
image_1601574742481.jpg (3.7 MB)

Name
image_1601574742481.jpg

Description
N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574761852.jpg (2.7 MB)

Name

image_1601574761852.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574825636.jpg (4.0 MB)

Name

image_1601574825636.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574833527.jpg (2.6 MB)

Name

image_1601574833527.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus

o

image_1601574882398.jpg (3.8 MB)

Name

image_1601574882398.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus
o

image_1601574892242.jpg (3.0 MB)

Name

image_1601574892242.jpg

Description

N/A



Uploaded on October 1, 2020 by Mike Macalus
o

image_1601574948730.jpg (3.5 MB)

Name

image_1601574948730.jpg

Description

N/A

Uploaded on October 2, 2020 by Mike Macalus

o

7153 Spruce Drive (1st Offense)_1601644348600.pdf (549.1 kB)

Name

7153 Spruce Drive (1st Offense)_1601644348600.pdf

Description

N/A

Uploaded on October 8, 2020 by Mike Macalus

o

7153 Spruce Drive (2nd Offense)_1602165411412.pdf (553.6 kB)

Name

7153 Spruce Drive (2nd Offense)_1602165411412.pdf

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171829930.jpg (2.4 MB)

Name

image_1637171829930.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171843397.jpg (2.7 MB)

Name

image_1637171843397.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171853360.jpg (3.0 MB)

Name

image_1637171853360.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

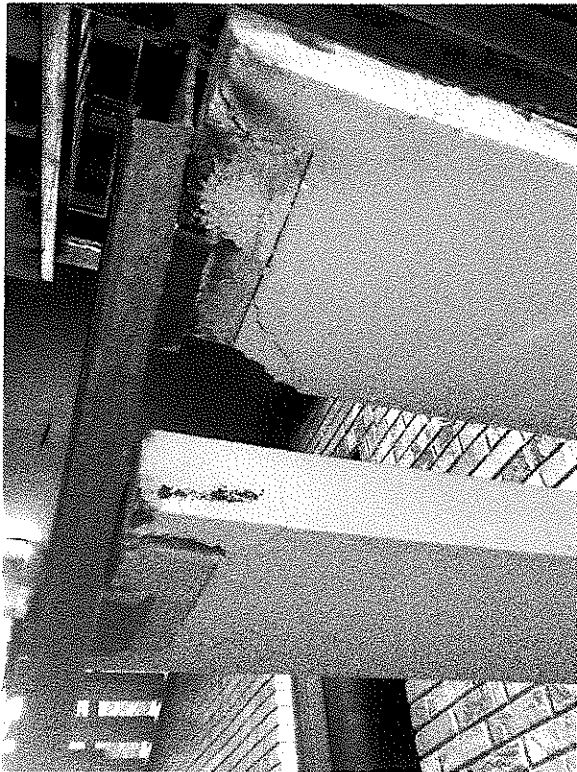
image_1637171891899.jpg (2.7 MB)

Name

image_1637171891899.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171899995.jpg (2.7 MB)

Name

image_1637171899995.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171944437.jpg (2.4 MB)

Name

image_1637171944437.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

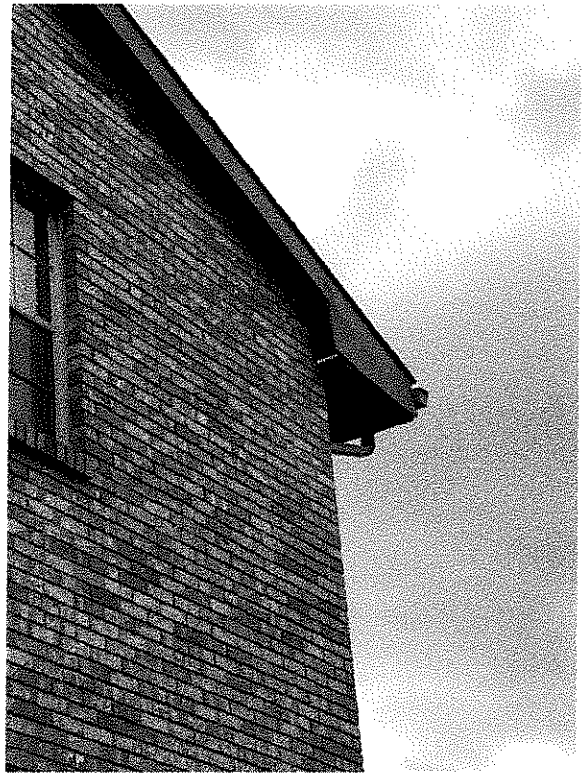
image_1637171974438.jpg (2.1 MB)

Name

image_1637171974438.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637171988251.jpg (1.3 MB)

Name

image_1637171988251.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172033047.jpg (4.1 MB)

Name

image_1637172033047.jpg

Description

N/A



Uploaded on November 17, 2021 by Mike Macaluso

image_1637172055892.jpg (3.6 MB)

Name

image_1637172055892.jpg

Description

N/A

Case #21-2911 Open

Created on October 26, 2021 by Mike Macaluso

3rd Uniform Citation	Case Age 24 Days	Hours Logged 0.00 Hours	Outstanding Balance \$500.00	Case Initiation Proactive	Assigned to Mike Macaluso	7 Attachments
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	---------------------------------	------------------

Location 7937 Dixie Highway, Florence, KY 41042

Street Address
7937 Dixie Highway

City
Florence

State
KY

Zip
41042

APN
073.00-00-013.02

Assessor's Address
(PARCEL HAS ADDRESSES
OFF OF MULTIPLE
STREETS), Florence, KY
41042

Non-Conforming Parcel
No

Zoning District
UR-2

Flagged?
No

Census Tract
070200

Block Group
210150702002

LowModPct
48

CDBG Eligible?
No

CDBG Approved?
No

Owner Name
INTERGROUP PINE LAKE
INC

Owner's Address
PO BOX 961009, FT
WORTH, TX 76161

Owner's Mailing Address
PO BOX 961009, FT
WORTH, TX 76161

Abatement Activities

Case Created Oct 26, 2021
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Oct 26, 2021 by Mike Macaluso

Inspection Note

No inspection note added

1st Uniform Citation Nov 01, 2021

Follow-up Inspection 1 Completed on Nov 01, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 02, 2021

Follow-up Inspection 2 Completed on Nov 02, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Nov 03, 2021

Follow-up Inspection 3 Completed on Nov 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 4

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 17, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Oct 26, 2021
by Mike
Macaluso

Comply by
Nov 11, 2021

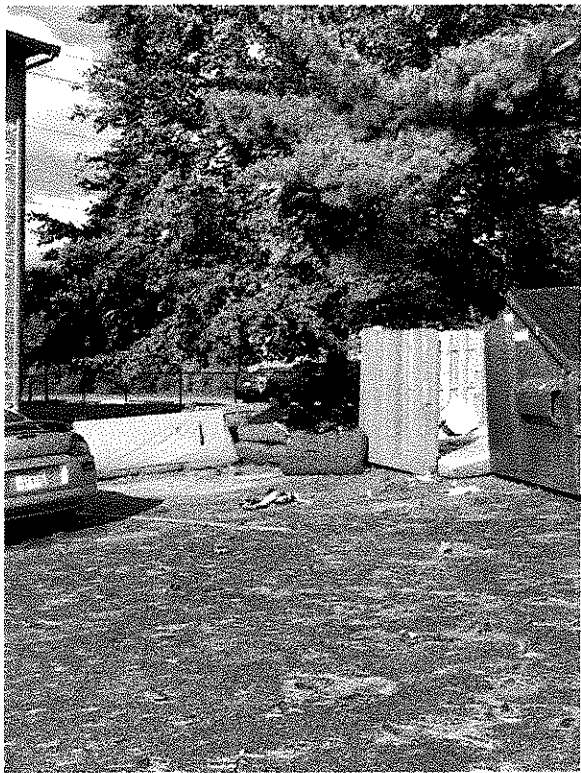
Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC** PO BOX 961009FT
Property WORTH, TX
Owner

-
-

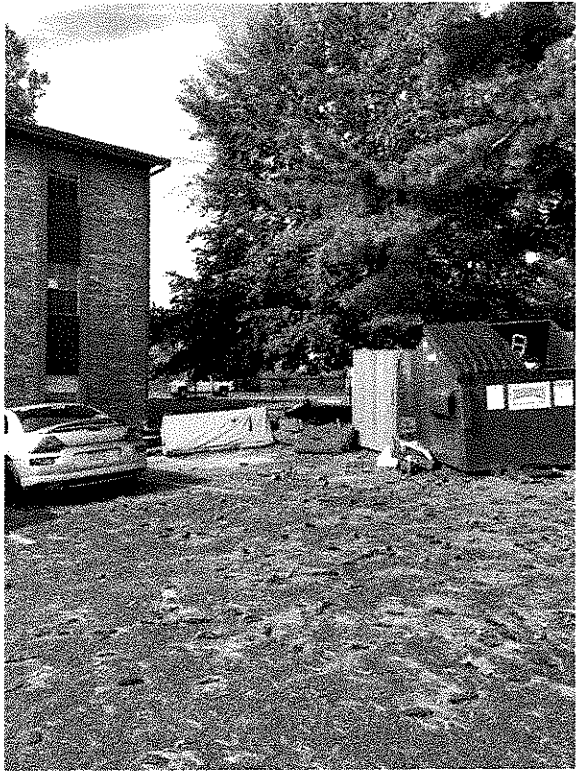
☐ Bill To Contact



Uploaded on October 26, 2021 by Mike Macaluso
image_1635259367983.jpg (3.2 MB)

Name
image_1635259367983.jpg

Description
N/A



Uploaded on November 1, 2021 by Mike Macaluso
image_1635785495203.jpg (3.9 MB)

Name
image_1635785495203.jpg

Description
N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635785508308.jpg (3.8 MB)

Name

image_1635785508308.jpg

Description

N/A



Uploaded on November 1, 2021 by Mike Macal
uso

image_1635785516603.jpg (3.2 MB)

Name

image_1635785516603.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macal
uso

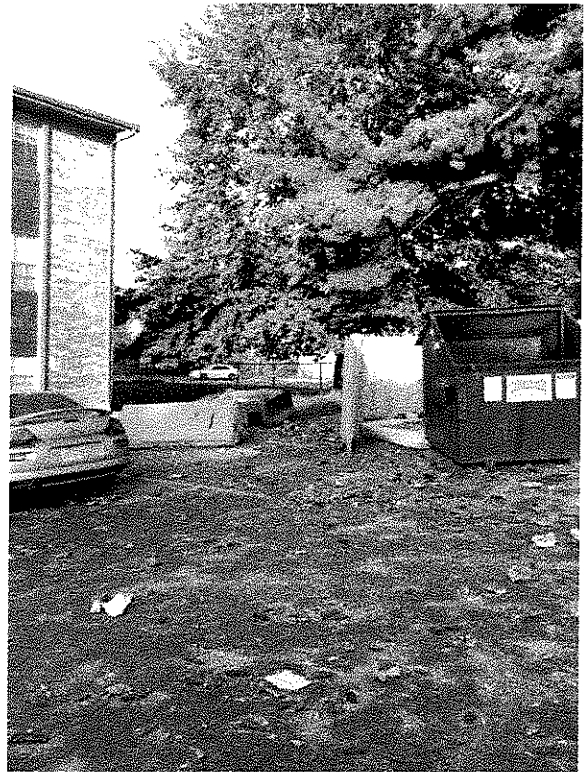
image_1635857439119.jpg (4.0 MB)

Name

image_1635857439119.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macal
uso

image_1635944907755.jpg (3.8 MB)

Name

image_1635944907755.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macal
uso

image_1635944922135.jpg (3.8 MB)

Name

image_1635944922135.jpg

Description

N/A

Case #20-1765 Open

Created on September 28, 2020 by Mike Macaluso

No Notice	Case Age 417 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	10 Attachments	3 Case Notes
-----------	----------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------------	-----------------

Location 7937 Dixie Highway, Florence, KY 41042

Street Address
7937 Dixie Highway

City
Florence

State
KY

Zip
41042

APN
073.00-00-013.02

Assessor's Address
(PARCEL HAS ADDRESSES
OFF OF MULTIPLE
STREETS), Florence, KY
41042

Non-Conforming Parcel
No

Zoning District
UR-2

Flagged?
No

Census Tract
070200

Block Group
210150702002

LowModPct
48

CDBG Eligible?
No

CDBG Approved?
No

Owner Name
INTERGROUP PINE LAKE
INC

Owner's Address
PO BOX 961009, FT
WORTH, TX 76161

Owner's Mailing Address
PO BOX 961009, FT
WORTH, TX 76161

Abatement Activities

Case Created Sep 28, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 3 Completed on Oct 06, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 12, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Oct 13, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Oct 19, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Oct 29, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Nov 09, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 11 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 12 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 13 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 14 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 15 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 16

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (6)

Roofs and Drainage PM 303.7 (O-11-03) | Comply By 33 days
Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Macaluso

Protective Treatment PM 303.2 | Comply (O-11-03) By 33 days
All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to to inhibit future rust and corrosion.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Exterior Walls PM 303.6 | Comply By (O-11-03) 33 days
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Landscaping Condition PM 302.4.2 | Comply (O-11-03) By 8 days
All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Sep 07, 2021

Open, non-compliant

Sidewalks and Driveways PM 302.3 | Comply (O-11-03) By 33 days

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Dumpster ZG 3151 | Comply By
Enclosure (O-8-14) 17 days
All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Sep 16, 2021

Open, non-
compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner
**CORELOGIC
COMMERCIAL TAX -
SERVICESFORT WORTH,-
TX**

☐ Bill To Contact

Notes (3)

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

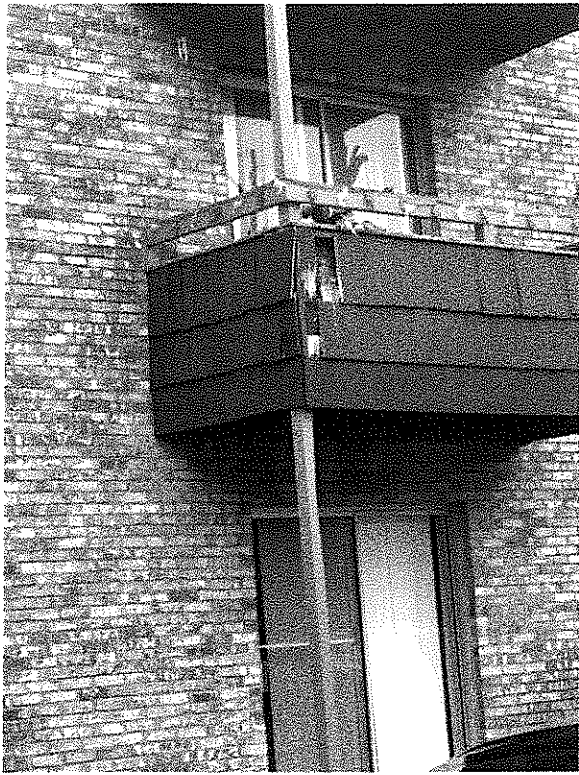
Added on Oct 12, 2020 01:22 PM by Brandi Roundtree

Case has been continued

Added on Apr 07, 2021 08:45 AM by Mike Macaluso

No change

Added on Aug 30, 2021 10:56 AM by Mike Macaluso



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311091154.jpg (1.5 MB)

Name

image_1601311091154.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311099925.jpg (1.6 MB)

Name

image_1601311099925.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311145355.jpg (4.0 MB)

Name

image_1601311145355.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311158441.jpg (3.3 MB)

Name

image_1601311158441.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311171520.jpg (2.3 MB)

Name

image_1601311171520.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311219908.jpg (3.3 MB)

Name

image_1601311219908.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601311384071.jpg (3.4 MB)

Name

image_1601311384071.jpg

Description

N/A

Uploaded on September 29, 2020 by Mike Mac
aluso

7937 Dixie Highway_1601385882508.pdf (558.2 kB)

Name

7937 Dixie Highway_1601385882508.pdf

Description

N/A

Uploaded on October 6, 2020 by Mike Macalus

o

7937 Dixie Highway (2nd Offense)_1601990092528.pdf
(563.3 kB)

Name

7937 Dixie Highway (2nd Offense)_16019900925
28.pdf

Description

N/A

Uploaded on October 13, 2020 by Mike Macalu

so

7937 Dixie Highway (3rd Offense)_1602593027113.pdf
(560.9 kB)

Name

7937 Dixie Highway (3rd Offense)_16025930271
13.pdf

Description

N/A

EXHIBIT K

Case #21-2934 Open

Created on November 1, 2021 by Mike Macaluso

4th Uniform Citation	Case Age 18 Days	Hours Logged 0.00 Hours	Outstanding Balance \$800.00	Case Initiation Proactive	Assigned to Mike Macaluso	3 Attachments
----------------------	---------------------	-------------------------------	------------------------------------	---------------------------------	---------------------------------	------------------

Location 7959 Dixie Highway, Florence, KY 41042

Street Address 7959 Dixie Highway	City Florence	State KY	
Zip 41042	APN 073.00-00-013.02	Assessor's Address (PARCEL HAS ADDRESSES OFF OF MULTIPLE STREETS), Florence, KY 41042	
Non-Conforming Parcel No	Zoning District UR-2		
Flagged? No	Census Tract 070200	Block Group 210150702002	LowModPct 48
CDBG Eligible? No	CDBG Approved? No		
Owner Name INTERGROUP PINE LAKE INC	Owner's Address PO BOX 961009, FT WORTH, TX 76161	Owner's Mailing Address PO BOX 961009, FT WORTH, TX 76161	

Abatement Activities

Case Created Nov 01, 2021
Created by Mike Macaluso

1st Uniform Citation Nov 01, 2021

Verification Inspection Completed on Nov 01, 2021 by Mike Macaluso

Inspection Note

No inspection note added

2nd Uniform Citation Nov 02, 2021

Follow-up Inspection 1 Completed on Nov 02, 2021 by Mike Macaluso

Inspection Note

No inspection note added

3rd Uniform Citation Nov 03, 2021

Follow-up Inspection 2 Completed on Nov 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

4th Uniform Citation Nov 10, 2021

Follow-up Inspection 3 Completed on Nov 10, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 4

Due on Nov 18, 2021 | Assigned to Mike Macaluso | Modified on Nov 17, 2021 by Mike Macaluso

Violations (1)

Trash/Debris NS 305.1 | Comply
(O-11-03) By 8 days
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.

Applied on
Nov 01, 2021
by Mike
Macaluso

Comply by
Nov 18, 2021

Open, non-compliant

Contacts (1)

**INTERGROUP
PINE LAKE
INC** PO BOX 961009FT
Property WORTH, TX
Owner

-
-

☐ Bill To Contact



Uploaded on November 1, 2021 by Mike Macal
uso
image_1635786778608.jpg (3.3 MB)

Name
image_1635786778608.jpg

Description
N/A



Uploaded on November 1, 2021 by Mike Macal
uso
image_1635786788780.jpg (3.3 MB)

Name
image_1635786788780.jpg

Description
N/A



Uploaded on November 1, 2021 by Mike Macal
uso

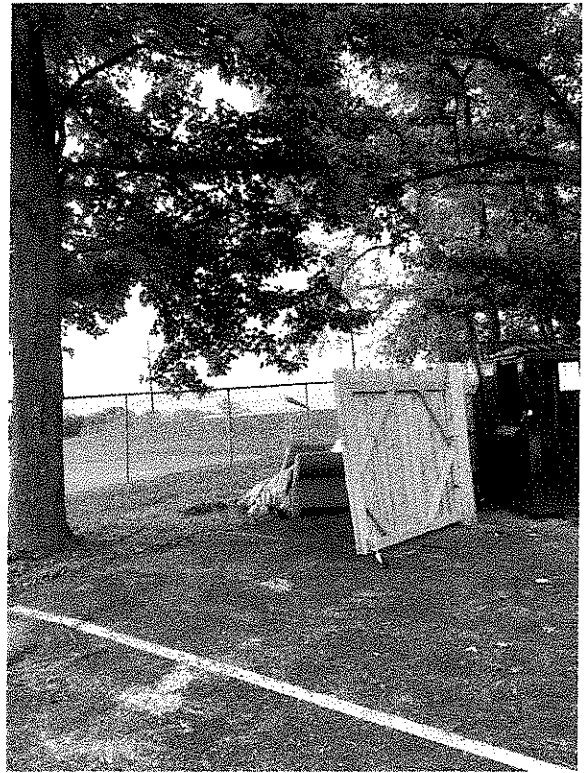
image_1635786800033.jpg (3.2 MB)

Name

image_1635786800033.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macal
uso

image_1635857612415.jpg (3.9 MB)

Name

image_1635857612415.jpg

Description

N/A



Uploaded on November 2, 2021 by Mike Macaluso

image_1635857639780.jpg (2.6 MB)

Name

image_1635857639780.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

image_1635945301456.jpg (4.0 MB)

Name

image_1635945301456.jpg

Description

N/A



Uploaded on November 3, 2021 by Mike Macaluso

image_1635945321014.jpg (3.0 MB)

Name

image_1635945321014.jpg

Description

N/A



Uploaded on November 10, 2021 by Mike Macaluso

image_1636569955156.jpg (2.0 MB)

Name

image_1636569955156.jpg

Description

N/A

Case #20-1764 Open

Created on September 28, 2020 by Mike Macaluso

No Notice	Case Age 417 Days	Hours Logged 0.00 Hours	Outstanding Balance \$3,000.00 Overdue	Case Initiation Proactive	Assigned to Mike Macaluso	10 Attachments	5 Case Notes
-----------	----------------------	-------------------------------	---	---------------------------------	---------------------------------	-------------------	-----------------

Location 7959 Dixie Highway, Florence, KY 41042

Street Address
7959 Dixie Highway

City
Florence

State
KY

Zip
41042

APN
073.00-00-013.02

Assessor's Address
(PARCEL HAS ADDRESSES
OFF OF MULTIPLE
STREETS), Florence, KY
41042

Non-Conforming Parcel
No

Zoning District
UR-2

Flagged?
No

Census Tract
070200

Block Group
210150702002

LowModPct
48

CDBG Eligible?
No

CDBG Approved?
No

Owner Name
INTERGROUP PINE LAKE
INC

Owner's Address
PO BOX 961009, FT
WORTH, TX 76161

Owner's Mailing Address
PO BOX 961009, FT
WORTH, TX 76161

Abatement Activities

Case Created Sep 28, 2020
Created by Mike Macaluso

No Notice Issued

Verification Inspection Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 1 Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 2 Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

Recycling Collection violation was add in error, does not pertain to this case.

No Notice Issued

Follow-up Inspection 3 Completed on Sep 28, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 4 Completed on Oct 06, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 5 Completed on Oct 12, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 6 Completed on Oct 13, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 7 Completed on Oct 19, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 8 Completed on Nov 05, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 9 Completed on Dec 07, 2020 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 10 Completed on Jan 06, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 11 Completed on Feb 03, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 12 Completed on Mar 04, 2021 by Mike Macaluso

Inspection Note

No inspection note added

No Notice Issued

Follow-up Inspection 13 Completed on Aug 30, 2021 by Mike Macaluso

Inspection Note

No inspection note added

Follow-up Inspection 14

Due on Jan 03, 2022 | Assigned to Mike Macaluso | Modified on Oct 12, 2021 by Mike Macaluso

Violations (7)

Exterior Walls PM 303.6 (O-11-03) | Comply By 33 days

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and property surface coated where required to prevent deterioration.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Broken Window PM 303.13 (O-11-03) | Comply By 33 days

Every window and skylight shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Protective Treatment PM 303.2 (O-11-03) | Comply By 33 days

All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by

Applied on

painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to inhibit future rust and corrosion.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Accessory Structure Condition PM 302.7 | Comply (O-11-03) By 33 days
All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Roofs and Drainage PM 303.7 | Comply (O-11-03) By 33 days
Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Oct 02, 2021

Open, non-compliant

Dumpster Enclosure ZG 3151 | Comply By (O-8-14) 17 days
All commercial, office, and employment uses that provide trash and/or garbage collection areas shall be completely enclosed within a structure to minimize their visual impact from public streets, internal circulation areas, and adjoining properties.

Applied on
Sep 28, 2020
by Mike
Macaluso

Comply by
Sep 16, 2021

Open, non-compliant

Recycling Collection Containers ZG 3157 | Comply (O-8-14) By 17 days
Dumpster style recycling collection containers for public use are permitted only when listed as an accessory use in the applicable zoning district. One recycling collection container limited in size to 10 cubic yards may be located in any yard area, but shall not be located in any area that is

required to be landscaped, must be placed on a hard paved surface outside of driveways and required parking spaces, and must either be enclosed per Section 3151 requirements, or kept in a clean, new appearing condition. Containers not kept within an enclosure shall not have dents, any deformation to the outside painted surface, any dirt or residue on the outside surface, graffiti, etc. If two or three containers are kept on a site, all containers must be kept within a common approved enclosure per Section 3151 requirements.

Applied on
Sep 28, 2020
by Mike
Macaluso

Closed on
Sep 28, 2020
by Mike
Macaluso

Closed,
compliant,
Voluntary

Contacts (1)

**INTERGROUP
PINE LAKE
INC**
Property
Owner

CORELOGIC
COMMERCIAL TAX -
SERVICESFORT WORTH,-
TX

☐ Bill To Contact

Notes (5)

Recycling Collection violation was add in error, does not pertain to this case.

Added on Sep 28, 2020 02:29 PM by Mike Macaluso

10/2 Received letter requesting a hearing to contest citations- placed on November agenda- sent email to MM to let him know citations are being contested.

Added on Oct 12, 2020 01:22 PM by Brandi Roundtree

Case has been continued

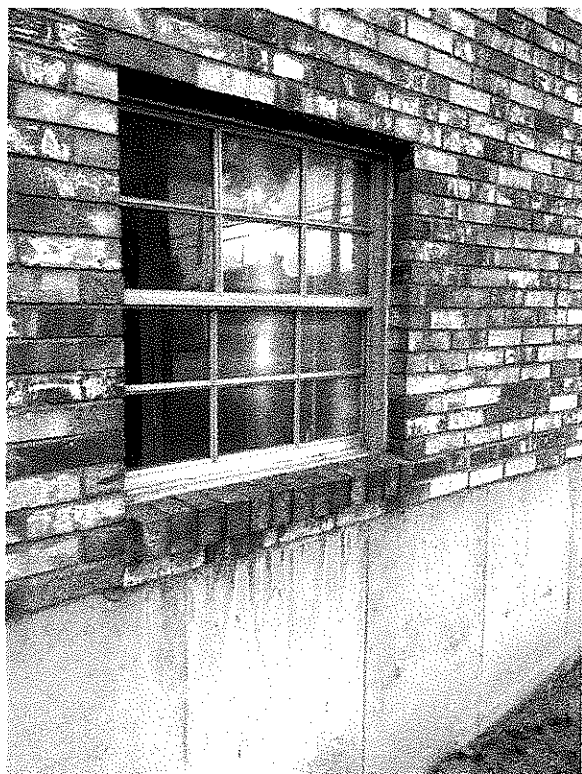
Added on Apr 07, 2021 08:42 AM by Mike Macaluso | Last Edited on Apr 07, 2021 08:42 AM

No change

Added on Aug 30, 2021 10:55 AM by Mike Macaluso

no change waiting on legal

Added on Sep 16, 2021 09:51 AM by Mike Macaluso



Uploaded on September 28, 2020 by Mike Macaluso

image_1601310631592.jpg (2.9 MB)

Name

image_1601310631592.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Macaluso

image_1601310657724.jpg (2.0 MB)

Name

image_1601310657724.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

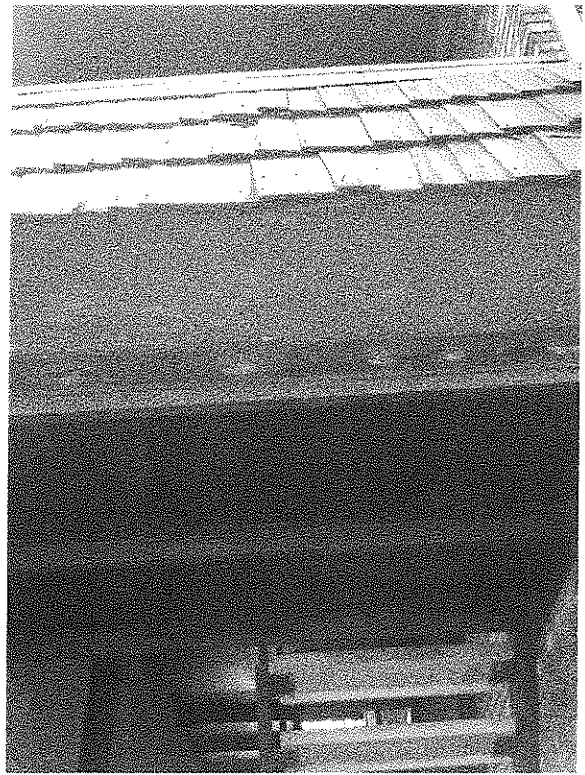
image_1601310669933.jpg (1.9 MB)

Name

image_1601310669933.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601310680174.jpg (2.2 MB)

Name

image_1601310680174.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

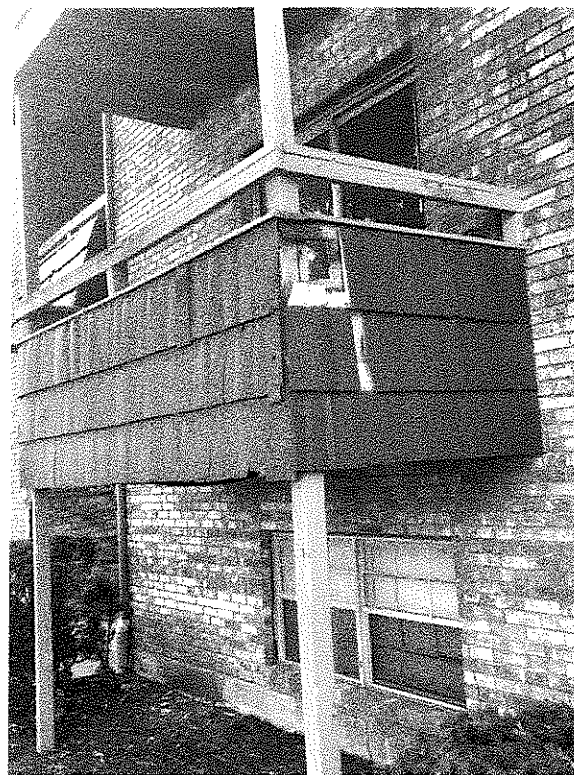
image_1601310707561.jpg (2.7 MB)

Name

image_1601310707561.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601310716822.jpg (2.9 MB)

Name

image_1601310716822.jpg

Description

N/A



Uploaded on September 28, 2020 by Mike Mac
aluso

image_1601310841527.jpg (3.6 MB)

Name

image_1601310841527.jpg

Description

N/A

Uploaded on September 29, 2020 by Mike Mac
aluso

7959 Dixie Highway_1601385850495.pdf (565.4 kB)

Name

7959 Dixie Highway_1601385850495.pdf

Description

N/A

Uploaded on October 6, 2020 by Mike Macalus
o

7959 Dixie Highway (2nd Offense)_1601990174456.pdf
(568.0 kB)

Name

7959 Dixie Highway (2nd Offense)_16019901744
56.pdf

Description

N/A

Uploaded on October 13, 2020 by Mike Macalu
so

7959 Dixie Highway (3rd Offense)_1602593117059.pdf
(570.2 kB)

Name

7959 Dixie Highway (3rd Offense)_16025931170
59.pdf

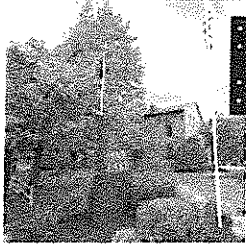
Description

N/A

**Pine Lake Apartments
November 18, 2021 Hearing**

Confidential

**STITES
HARRISON**
ATTORNEYS



- 157 Units
- One bedroom/Two bedroom units
- 1 Year lease terms
- 90% Occupancy

**STITES
HARRISON**
ATTORNEYS

Summary

- Pine Lake Apartments Overview
- Completed Capital Improvements 2017-21
- Continuing Capital Improvements 2021-22
- Arbitrary Enforcement


**STITES
HARRISON**
ATTORNEYS

Completed Capital Improvements

Pine Lake Apartments

Item	2017	2018	2019	2020	2021	2022
Window, Skylight, Door Frames	1,200	1,500	1,800	2,100	2,400	2,700
Accessory Structures (i.e. Decks)	1,000	1,200	1,400	1,600	1,800	2,000
Exterior Walls - Siding Replaced	1,500	1,800	2,100	2,400	2,700	3,000
Required Trash Areas - Constructed new enclosures	1,000	1,200	1,400	1,600	1,800	2,000
Landscaping - landscaping updated; tree removed	1,000	1,200	1,400	1,600	1,800	2,000
Sidewalks and Driveways - concrete replaced	1,000	1,200	1,400	1,600	1,800	2,000
Parking and Storage - cars tagged, storage removed	1,000	1,200	1,400	1,600	1,800	2,000
Garbage Accumulation - excess accumulation removed, Pine Lake monitoring trash three times per day	1,000	1,200	1,400	1,600	1,800	2,000
City acknowledged repairs - no hearings scheduled	1,000	1,200	1,400	1,600	1,800	2,000
Total	10,000	12,000	14,000	16,000	18,000	20,000

**STITES
HARRISON**
ATTORNEYS

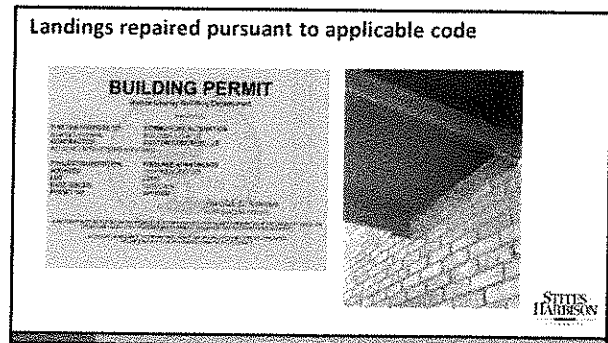
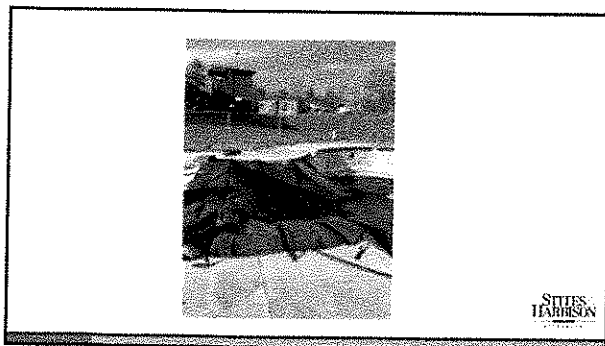
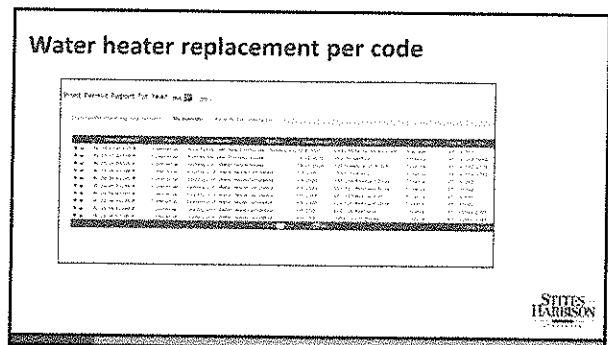
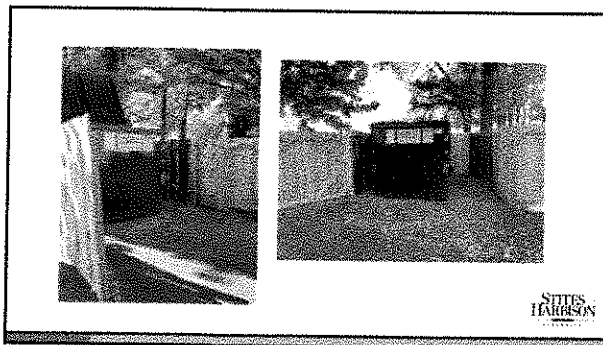
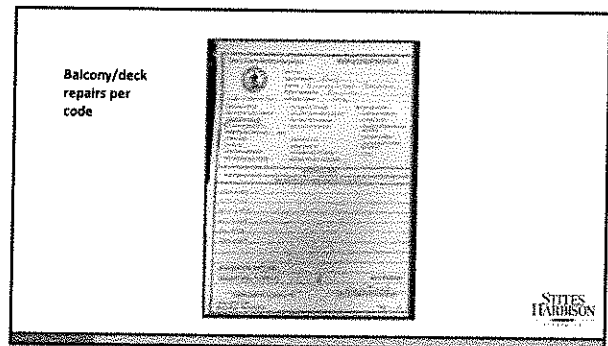
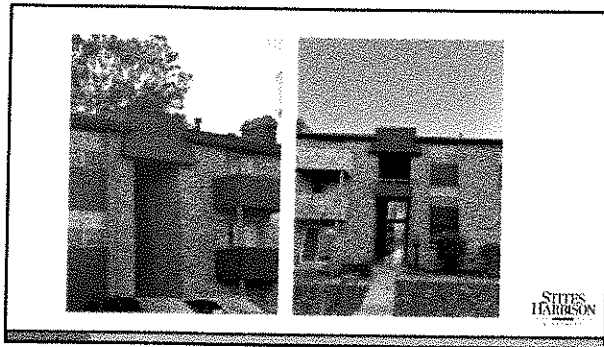


**STITES
HARRISON**
ATTORNEYS

Completed Capital Improvements

- Window, Skylight, Door Frames - Repaired broken windows and door frames cited by the City
- Accessory Structures (i.e. Decks) - Replaced all cited decks
- Exterior Walls - Siding Replaced
- Required Trash Areas - Constructed new enclosures
- Landscaping - landscaping updated; tree removed
- Sidewalks and Driveways - concrete replaced
- Parking and Storage - cars tagged, storage removed
- Garbage Accumulation - excess accumulation removed, Pine Lake monitoring trash three times per day
- City acknowledged repairs - no hearings scheduled

**STITES
HARRISON**
ATTORNEYS



Step replacements

CUSTOM CONCRETE LLP

PROJ. NO. 1001-2019-0001
JOB: 1001-2019-0001
CONTRACT NO. 1001-2019-0001

Customer Name: [REDACTED]
Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Project Description: [REDACTED]

Contractor Name: [REDACTED]
Contractor Address: [REDACTED]
Contractor City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Contractor Phone: [REDACTED] Email: [REDACTED]

Contractor License: [REDACTED]
Contractor Insurance: [REDACTED]

Contractor Signature: [REDACTED]
Contractor Date: [REDACTED]

Customer Signature: [REDACTED]
Customer Date: [REDACTED]

STITES HARRISON

Unexpected Delays – COVID-19

- Travel restrictions made it challenging to supervise extensive repairs (prior property maintenance supervisor has been replaced)
- Contractors overwhelmed with work during 2021 were slow to provide repair estimates
- Stair installer delayed due to becoming sick with Covid-19
- Unexpected price escalation significantly increased costs of repairs
- Timeline set by the City for repairs was unreasonable given impacts of Covid-19

STITES
HARRISON

Unexpected Delays – pool repairs

Pool Repairs

- Contracted with Beso Construction in May of 2019
- Beso commenced work on the pool
- Beso was paid the sum of \$40,000 in accordance with the contract
- Beso promised Pine Lake and Mr. Macaluso that work would be completed by May 1, 2021
- Beso failed abandoned the Project
- Pinelake filed a Complaint against Beso
- Other pool contractors are unable to commit to the work or have been advised not to take on the project

STITES
HARRISON

Next Steps

- Pine Lake remains committed to and possesses the resources to make all necessary repairs to the property
- Pine Lake has attempted to meet with the City to address ongoing concerns
- Pine Lake is in the process of hiring new permanent on-site staff
- Units are being renovated

STITES
HARRISON

Unexpected Delays – pool repairs

COMPLAINT REPAIRS OF POOL

Project Name: [REDACTED]
Project Address: [REDACTED]
Project City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Project Phone: [REDACTED] Email: [REDACTED]

Contractor Name: [REDACTED]
Contractor Address: [REDACTED]
Contractor City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Contractor Phone: [REDACTED] Email: [REDACTED]

Contractor License: [REDACTED]
Contractor Insurance: [REDACTED]

Contractor Signature: [REDACTED]
Contractor Date: [REDACTED]

Customer Signature: [REDACTED]
Customer Date: [REDACTED]

STITES HARRISON