

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

COMPLAINT FORM

REINSPECTION DUE: _____

DATE: 05/28/20

REINSPECTION DONE: 06/15/20

COMPLAINANT:		COMPLAINT INFORMATION:	
NAME: anonymus		ADDRESS/LOCATION: Lakeview DR N	
PHONE:		COMPLAINT: weeds and grass	
ADDRESS:			
INCIDENT # Env20-0005		COMPLAINT TYPE:	
PROPERTY PIN# 118193		☐ BUILDING NUISANCE	☒ WEED ABATEMENT
		☐ CONSTRUCTION	☐ PUBLIC NUISANCE
		☐ TRACKING	☐ OTHER

INSPECTION FINDINGS:	VIOLATION OF ORDINANCE#:
in Violation	1095-09
06/15/20 No progress	6/17/20 Given to city Lawyer

ACTION:

--

INSPECTOR NAME: _____ Angie Eckman

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT
23030 WOLF BAY DRIVE FOLEY, AL 36535
GRAHAMCREEK@CITYOFFOLEY.ORG
PH. 251-923-4267

FIRST INSPECTION DATE:
_____ 05/28/20

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date: 5/28/2020

Follow up Date: 6/11/2020

Complainant:	Complaint Information:
Name:	Glenlakes
Phone:	Address/location: End of Lakeview Dr. N.
Address:	Complaint: Overgrown veg.
	Complaint type: (check one)
Property Pin# 118193	Building Nuisance ☐
	Weed Abatement ☒
	Construction ☐
	Public Nuisance ☐
	Other ☐

Inspection Findings:	Violation of Ordinance #: 1095-09
Property is overgrown w/ weeds & grass.	
6/15 No progress has been made to fix violation	

Action: Letter sent to property owner

6/17/20- Turned over to City attorney for resolution

Inspector Name Angie Eakman



Overview



Legend

- Centerlines
- Foley City Limits
- ▤ County Mask
- Parcels
- - Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 118193
 Par Num - 050.041
 Acreage - 7.746
 Subdivision -
 Lot -
 Street Name - CO RD 12
 Street Number - 0
 Improvement -

Name - GLENLAKES REALTY CO F/K/A LAKEVIEW REALT
 Address1 - P O BOX 818
 Address2 -
 Address3 -
 City - FOLEY
 State - AL
 Zip - 36536

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 5/28/2020
 Last Data Uploaded: 5/28/2020 5:05:46 AM

Developed by  **Schneider**
 GEOSPATIAL



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 5/28/2020

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 61-01-12-0-000-050.041 **PPIN** 118193 **TAX DIST** 07
NAME WCMC EIGHT L L C
ADDRESS 2112 BIENVILLE BLVD
STE B1
OCEAN SPRINGS MS 39564
DEED TYPE IN BOOK 0000 **PAGE** 1621497
PREVIOUS OWNER GLENLAKES REALTY CO F/K/A LAKEVIEW REALT
LAST DEED DATE 3/1/2017

DESCRIPTION

7.7 AC(C) COM AT THE SW COR SEC 12 RUN E 706'(S) TH N 50' FO
R THE POB, TH N 146'(S), TH E 35'(S), TH N 252'(S), TH NW'LY
232'(S), TH W 183'(S), TH S 151'(S), TH W 26'(S), TH N 375'
(S), TH SE'LY 15', TH NE'LY 1139'(S), TH NW'LY 99'(S) TH ALG
A CURVE SE'LY 157'(S), TH SW'LY 1029'(S), TH SE'LY 650'(S),
TH SE 464'(S), TH W 392'(S) TO THE POB LYING IN THE CITY OF F
OLEY SEC 12-T8S-R4E (ST WD)

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 12
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 109200 **CLASS 1:** **TOTAL ACRES:** 7.70
BUILDING: 18700 **CLASS 2:** **TIMBER ACRES:**
===== **CLASS 3:** 127900
TOTAL PARCEL VALUE: 127900



05/28/2020 13:15



05/28/2020 13:14



05/28/2020 13:14



ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

May 28, 2020

WCMC Eight LLC
2112 Bienville Blvd. Ste. B1
Ocean Springs, MS 39564

Dear Sir/Madam

A number of complaints have been received concerning the overgrown trees and shrubs becoming a public nuisance at the vacant property on the south east section of the dam on Lakeview Drive in between the adjacent residential property and the dam in the Glenlakes Subdivision in Foley, Alabama. This parcel is further described as property pin 118193 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance. Vacant property of more than five (5) acres shall be required to maintain an area of fifty (50) feet (including any adjoining rights-of-way or easements) from the abutting property lines of any and all abutting residential or business property, and from adjoining public road or street, which area shall be in compliance as set forth above.

A visual inspection, conducted on May 28, 2020 revealed that the above described property was overgrown by vegetation which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,


Angie Eckman
Environmental Department
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

RESOLUTION BY WCMC GLENLAKES, LLC
to Appoint the Board of Directors of the Glenlakes Master Association, Inc.

Dated the 30th day of MARCH, 2020

RECITALS:

1. The Glenlakes Master Association, Inc., an Alabama nonprofit corporation, ("Master Association") was formed by recording the Articles of Incorporation for the Master Association, dated May 19, 2000, in the records of the Office of the Judge of Probate of Baldwin County, Alabama, on June 2, 2000, as Instrument 548494.
2. The stated purpose of the Master Association is for "administering, maintaining, operating and managing the **PROPERTIES** described in the **MASTER DECLARATION** according to the provisions of the **MASTER DECLARATION** and to do all things incident, necessary, convenient, expedient, ancillary or in aid of the accomplishment of the foregoing. Only the **PROPERTIES** shall be subject to the control of the **MASTER ASSOCIATION**."
3. The Master Declaration of Covenants, Conditions and Restrictions for Glenlakes, a Planned Residential Development (the "Master Declaration"), dated May 19, 2000, was recorded in the records of the Office of the Judge of Probate of Baldwin County, Alabama, on June 2, 2000, as Instrument 548493.
4. Section 5.1 of the Master Declaration provides that the Master Association shall be responsible for the operation and administration of the Properties.
5. The By-Laws of the Master Association ("By-Laws"), dated May 19, 2000, was recorded in the records of the Office of the Judge of Probate of Baldwin County, Alabama, on June 2, 2000, as Instrument 548495.
6. The Master Association reserved to the Declarant and the Declarant's successors and assigns certain Declarant Rights as more particularly set forth in the Master Declaration.
7. Section 5.6 of the Master Association provides that the Master Association and its Members are governed by the By-Laws.
8. Article III, Section A.1, of the By-Laws, provides that the affairs of the Master Association shall be governed by its Board of Directors.
9. Article III, Section A.2(a) and (b) of the By-Laws provide that the members of the Board of Directors of the Master Association shall be appointed by the Declarant until such time as (a) all of the Lots in the Properties are sold or (b) the Declarant

otherwise determines.

10. On January 17, 2019, Glenlakes Realty Co., an Alabama general partnership, which was the original Declarant as defined in the Master Association, assigned transferred and conveyed all of its Declarant Rights to WCMC Glenlakes, LLC, along with the remaining Lots in the Properties, by an Assignment of Declarant Rights, recorded in the records of the Judge of Probate of Baldwin County, Alabama on January 22, 2019, as Instrument 1739826, making WCMC Glenlakes, LLC, the successor Declarant with all of the rights and powers associated therewith, including, without limitation the right to appoint and remove the members of the Board of Directors.
11. On January 15, 2019, WCMC Glenlakes, LLC, an Alabama limited liability company, assigned transferred and conveyed certain specific Declarant Rights to Breland Homes Coastal, LLC, along with certain Lots in the Properties, by a Partial Assignment of Declarant Rights recorded in the records of the Judge of Probate of Baldwin County, Alabama on January 18, 2019, as Instrument 1739506; however, WCMC Glenlakes, LLC reserved the right to appoint and remove the members of the Board of Directors, among other Declarant Rights.
12. WCMC Glenlakes, LLC still owns Lots in the Properties and has not relinquished or assigned its right to appoint and remove members of the board of directors of the Master Association.
13. WCMC Glenlakes, LLC, desires to appoint the members of the Board of Directors of the Master Association.

NOW, THEREFORE, based on the preceding, with the powers vested in it by the By-Laws, WCMC Glenlakes, LLC, makes the following resolution:

RESOLVED, the following individuals are appointed members of the Board of Directors of the Master Association until such time as (a) they are removed by WCMC Glenlakes, LLC, at its discretion, (b) WCMC Glenlakes, LLC, sells all of its Lots in the Properties or (c) WCMC Glenlakes, LLC, relinquishes its right to appoint and remove members of the Board of Directors:

Kevin Berland	President of Glenlakes Unit One HOA
Dan Wright	President of The Gardens at Glenlakes HOA
Marie Campbell	President of Carnoustie Gardens HOA

RESOLVED, that the members of the board of directors shall elect the following officers from among the board members: President, Vice President, Secretary and Treasurer. One person may hold multiple offices, but the President shall not also be the Secretary.

RESOLVED, the Board of Director's power and authority is limited by the right of WCMC Glenlakes, LLC, to disapprove the Board's action in its discretion as set forth in Article III, Section

3, of the By-Laws.

RESOLVED, that the capitalized and emboldened terms herein have the same meaning as ascribed to them in the Master Declaration unless otherwise stated herein.

RESOLVED, that this resolution be filed in the minute book of the records of the Master Association.

IN WITNESS WHEREOF, the undersigned, constituting all of the Members of WCMC Glenlakes, LLC, the Declarant, hereby execute this written consent and agreement to act on behalf of the Declarant, effective as of the 30th day of MARCH, 2020.



Anthony Hauck

Glen Angus