

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 6-28-18

NAME/EMAIL/CONTACT INFORMATION: Michael Watts

alabama.watts@gmail.com 251-236-1393

LOCATION/ADDRESS OF COMPLAINT: Riverside Subdivision, Field Behind 3172
Bellingrath Dr Foley

TYPE OF COMPLAINT: Open Field Behind 3172 Bellingrath Dr Foley
's grown up weeds touching fences of other homes. Snakes
are moving getting into yard needs to be cut. Owner of the
field needs to be notified. Safety Hazard!

TO BE COMPLETED BY STAFF:

INCIDENT #: 104764

PIN #: 50007

ZONING/HISTORIC/OVERLAY DISTRICT: _____

ROUTE TO: BUILDING: _____ ZONING: _____ ENVIRONMENTAL: ☒

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JMM DATE: 7/6/18

FINDINGS/REPORT: grass/weeds violation: undeveloped lot requires 50 ft. buffer
to be cut along property lines. Letter mailed. Reinspect 7/23/18.

7/23/18 No change. Council level.

ACTION: PERSONAL CONTACT: _____ LETTER: ☒ STOP WORK: _____ CITATION: _____ NO VIOLATION: _____

DATE CLOSED: _____

7/25/18 Letter mailed to new address

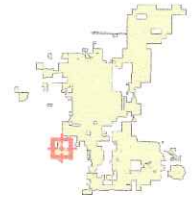
Reinspect 8/9/18

GCOF Arborwalk LLC
405 Lexington Ave 34th floor
NY, NY 10174

8/29/18 The letter to the new address came back.
I'm not closing it, but we can't get in touch with owners.



Overview



Legend

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

PIN - 50007
 Par Num - 006.000
 Acreage - 88.995
 Subdivision -
 Lot -
 Street Name -
 Street Number - 0
 Improvement -

Name - GCOF ARBOR WALK L L C
 Address1 - 160 GREENTREE DR STE 101
 Address2 -
 Address3 -
 City - DOVER
 State - DE
 Zip - 19904

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Date created: 6/29/2018
 Last Data Uploaded: 6/28/2018 8:57:42 PM

Developed by



Foley

ENVIRONMENTAL DEPARTMENT

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

July 6, 2018

GCOF Arbor Walk LLC
160 Greentree Drive
STE 101
Dover, DE 19904

Dear Sir/Madam:

A complaint has been received concerning the grass and weeds on the undeveloped lot behind the Riverside at Arbor Walk subdivision in Foley, Alabama. This lot is further described as PIN 50007 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 grass and 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.

A visual inspection, conducted on July 6th, 2018 revealed that the above described property was overgrown by grass and weeds on the lot and is visible from the street and alley. The City Council 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. This letter is only to inform property owners and residents of the ordinance and to notify that a complaint has been received. Please correct this issue within 10 business days.

Since this lot is undeveloped, a 50 foot buffer is required to be cut and maintained along neighboring private property lines to be considered compliant with the City Ordinance No. 1095-09. There is no requirement to clear cut the entire lot.

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

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

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

7.6.18

grass/weeds complaint Arbor Walk LLC

violation

JAM



COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 6-28-18

NAME/EMAIL/CONTACT INFORMATION: Michael Watts

alabama.watts@gmail.com 251-236-1393

LOCATION/ADDRESS OF COMPLAINT: Riverside subdivision, Field Behind 3172
Bellingrath Dr Foley

TYPE OF COMPLAINT: Open Field Behind 3172 Bellingrath Dr Foley
's grown up weeds touching fences of other homes, snakes
are moving getting into yard needs to be cut owner of the
field needs to be notified. Safety Hazard!

TO BE COMPLETED BY STAFF:

INCIDENT #: 104764

PIN #: 50007

ZONING/HISTORIC/OVERLAY DISTRICT: _____

ROUTE TO: BUILDING: _____ ZONING: _____ ENVIRONMENTAL: ☒

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: N.W. DATE: 07/02/2018

FINDINGS/REPORT: overgrown grass + weed ~~violation~~
violation → reinspect 7/17/18

ACTION: PERSONAL CONTACT: _____ LETTER: ☒ STOP WORK: _____ CITATION: _____ NO VIOLATION: _____

DATE CLOSED: _____



ENVIRONMENTAL DEPARTMENT

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

July 2, 2018

GCOF Arbor Walk LLC
160 Greentree Dr. STE 101
Dover, DE 19904

Dear Sir/Madam

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance in the field behind 3172 Bellingrath Dr. in Foley, Alabama. This parcel is further described as parcel 006.000 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.

A visual inspection, conducted on July 2, 2018 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,

Nick Williams
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

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 7/20/18

NAME/EMAIL/CONTACT INFORMATION: Email Attached

LOCATION/ADDRESS OF COMPLAINT: Field behind 3192 Bellingrath Dr.

TYPE OF COMPLAINT: Overgrown grass causing snakes.

TO BE COMPLETED BY STAFF:

INCIDENT #: 105175

PIN #: 50007

ZONING/HISTORIC/OVERLAY DISTRICT: B-11D

ROUTE TO: BUILDING: ZONING: ENVIRONMENTAL: ☒

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JMA DATE: 7/23/18

FINDINGS/REPORT: complaint file already open on this parcel.

Resolution in progress.

ACTION: PERSONAL CONTACT: LETTER: STOP WORK: CITATION: NO VIOLATION:

DATE CLOSED:



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 7/20/2018

Tax Year 2018

Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL 61-03-07-0-000-006.000 PPIN 050007 TAX DIST 07
NAME GCOF ARBOR WALK L L C
ADDRESS 160 GREENTREE DR STE 101
DOVER DE 19904
DEED TYPE IN BOOK 0000 PAGE 1375675
PREVIOUS OWNER WHITNEY NATIONAL BANK
LAST DEED DATE 12/20/2012

DESCRIPTION

89 AC(C) BEG AT A PT 2862'(S) E AND 630.65' N OF THE N R/W O
F CO HWY 65 FOR THE POB, TH NW 984'(S), TH CONT NW 1018'(S),
TH W 170'(S), TH N 604'(S) TO A PT ON RIVERSIDE AT ARBOR WA
LK SUB PH 1 SLIDE 2224-C, D & E TH SE 371'(S), TH RUN NE'LY
AND NW'LY ALG SUB 2648'(S) TO THE NW COR OF LOT 110 RIVERSI
DE AT ARBOR WALK SUB, TH N 1031'(S), TH E 1340'(S), TH S 463
1'(S) TO THE POB SEC 7-T8S-R4E IN# 1375676 (ST WD)

PROPERTY INFORMATION

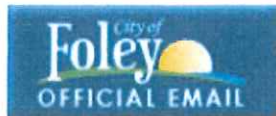
PROPERTY ADDRESS
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 342700 CLASS 1: TOTAL ACRES: 89.00
BUILDING: CLASS 2: TIMBER ACRES:
===== CLASS 3: 342700
TOTAL PARCEL VALUE: 342700
ESTIMATED TAX: \$1,131.24

DETAIL INFORMATION

CODE TYPE	REF METHOD	DESCRIPTION	LAND USE	TC HsPn	MARKET USE VALUE	VALUE
M	LAND 2	ST AC9 89.00 acres	8100-AGRICULTURAL	3	N N	342700



Amanda Cole <acole@cityoffoley.org>

A question regarding mowing responsibilities

1 message

Jeff.Braley@wellsfargo.com <Jeff.Braley@wellsfargo.com>
To: acole@cityoffoley.org

Fri, Jul 20, 2018 at 8:44 AM

Hi Amanda,

I hope you are having a great Friday. My name is Jeff Braley and I live at [3192 Bellingrath Dr](#) in the Riverside at Arborwalk subdivision. Behind my home there are fields that were kept mown in the past but now are not. I believe that is the greatest contributing factor to the many snakes that are now at our houses, garage, porch, and flowerbeds including at least 1 water moccasin I killed. Is there any way we can have the person that owns this mow it like last year? I have neighbors who's dogs have been bitten and my chief concern is that my 4 year old twin grandkids come over and play in my yard. Any advice or help is so appreciated. Thanks for your time and I can be reached at 251-979-4820.

Respectfully,

Jeff Braley

Personal Banker

Foley Branch

Wells Fargo Bank, NA

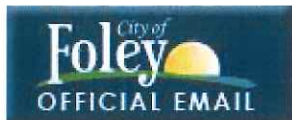
[700 S McKenzie St. Foley, AL 36535](#)

MAC W2004-010

Tel 251-943-8531 | Fax 251-972-8809

NMLS# 1731240

jeff.braley@wellsfargo.com



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Bellingrath grass

1 message

jackie trimble <trimble.jackie0@gmail.com>

To: jtrimble@cityoffoley.org

Mon, Jul 23, 2018 at 2:59 PM

Sent from my iPhone

4 attachments



IMG_4595.JPG
3367K



IMG_4596.JPG
2891K



IMG_4597.JPG
3194K



IMG_4598.JPG
2795K

Foley

ENVIRONMENTAL DEPARTMENT

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

July 25, 2018

GCOF Arbor Walk LLC

405 Lexington Ave

New York, NY 10174

Dear Sir/Madam:

A complaint has been received concerning the grass and weeds on the undeveloped lot behind the Riverside at Arbor Walk subdivision in Foley, Alabama. This lot is further described as PIN 50007 on the Baldwin County Tax Maps.

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

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

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

Foley
City of

23030 WOLF BAY DRIVE
FOLEY, ALABAMA 36535

MOBILE

AL 366

05 JUL '18

PM 1 L

NEOPOST

07/05/2018

US POSTAGE \$000.47⁹

FIRST-CLASS MAIL



ZIP 36535
041M11277152

GCOF Arbor Walk LLC
160 Creentree Dr. STE 101
Dover, DE 19904

**RETURN TO
SENDER**

NIXIE

176 FE 1

0007/12/18

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 36535901530

*2139-03583-05-34

136535901530

ANK

MOBILE

AL 366

27 JUL '18

PM 2 L

NEOPOST

07/27/2018

US POSTAGE \$000.47⁹

FIRST-CLASS MAIL



ZIP 36535
041M11277152

Foley
City of

23030 WOLF BAY DRIVE
FOLEY, ALABAMA 36535

GCOF Arborwalk LLC
405 Lexington Ave
34th Floor
New York, NY 10017

NIXIE

100 DE 1

0008/05/18

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 36535901530

*2239-04825-27-37

136535901530

HTF

9327000063020709

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vicky Southern

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