COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 10/31/18

NAME/EMAIL/CONTACT INFORMATION: Penny Sumlin PX # 850-206-3460

LOCATION/ADDRESS OF COMPLAINT: All vacant lots on Majesty Loop. are over grown and are in need of cutting "ASAP" Thank's

TYPE OF COMPLAINT: Over grown Weeds on Majesty Loop in Foley Alabama. All vacant lots Need to be Cut + Trimmed.

* Heather Terrace SWD.

TO BE COMPLETED BY STAFF:

INCIDENT #: 107342

PIN #:

ZONING/HISTORIC/OVERLAY DISTRICT:

ROUTE TO: BUILDING: ZONING: ENVIRONMENTAL: ✓

TO BE COMPLETED BY DIVISION/INSPECTOR:

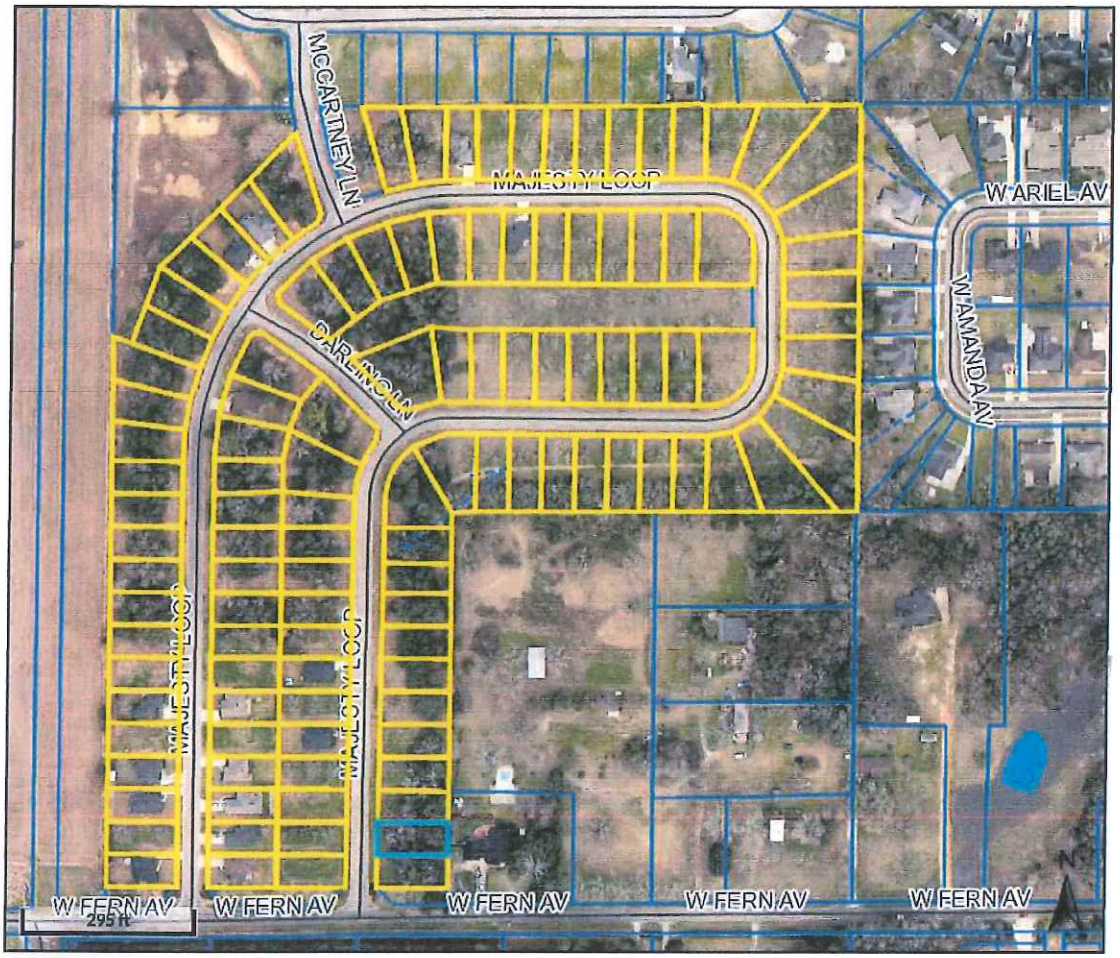
INSPECTED BY: JMM DATE: 11/6/18

FINDINGS/REPORT: Several lots in violation of Ord. NO. 1095-09 Sec 4-104. This has been an ongoing issue since Aug. Correspondence attached. Reinspect 11/19/18. 11/26/18 No change. Council level.

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

DATE CLOSED:

Beacon™ City of Foley, AL



Overview

Legend

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

PIN - 289655
Par Num - 003.012
Acreage - 0.146
Subdivision - HTS
Lot - 2
Street Name - MAJESTY LP
Street Number - 1304
Improvement - RES

Name - BENCHMARK HOMEBUILDERS L L C
Address1 - 1290 MAIN ST STE E
Address2 -
Address3 -
City - DAPHNE
State - AL
Zip - 36526

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: 11/5/2018
Last Data Uploaded: 11/4/2018 8:47:34 PM

Developed by Schneider GEOSPATIAL

Baldwin County
Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 11/ 5/2018

Tax Year 2018
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL	54-04-20-2-000-003.128	**PPIN** 289771	**TAX DIST** 07
NAME	BANCORPSOUTH BANK AS TRUSTEE OF THE SMAL		
ADDRESS	P O BOX 8048		
	SPANISH FORT AL 36577		
DEED TYPE IN	**BOOK** 0000	**PAGE** 1547845	
PREVIOUS OWNER	BANKTRUST AN ALABAMA BANKING CORPORATION		
LAST DEED DATE	12/14/2015		

DESCRIPTION

54' X 116.9' LOT 117 HEATHER TERRACE SUB SLIDE 2343-D E & F
IN THE CITY OF FOLEY SEC 20-T7S-R4E (ST WD)

PROPERTY INFORMATION

PROPERTY ADDRESS			
NEIGHBORHOOD		FOLEY	FOLEY AREA
PROPERTY CLASS			**SUB CLASS**
SUBDIVISION	HTS	**SUB DESC**	HEATHER TERRACE SUB
LOT 117 **BLOCK**			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION			**ZONING**

PROPERTY VALUES

LAND:	21600	**CLASS 1:**		**TOTAL ACRES:**
BUILDING:		**CLASS 2:**	21600	**TIMBER ACRES:**
	========	**CLASS 3:**		
TOTAL PARCEL VALUE:	21600			
ESTIMATED TAX:	$85.80			

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
M	LAND	1	BV BS-45000	X	9110-VAC RES	2	N N	21600	

View Tax Record

Back

Baldwin County
Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 11/ 5/2018

Tax Year 2018
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL	54-04-20-2-000-003.096	**PPIN** 289739	**TAX DIST** 07
NAME	BENCHMARK HOMES GROUP L L C		
ADDRESS	1290 MAIN ST STE E DAPHNE AL 32526		
DEED TYPE IN	**BOOK** 0000	**PAGE** 1652786	
PREVIOUS OWNER	BENCHMARK HOMES INC		
LAST DEED DATE	8/24/2017		

DESCRIPTION

54' X 115' LOT 85 HEATHER TERRACE SUB SLIDE 2343-D E & F IN THE CITY OF FOLEY SEC 20-T7S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS			
NEIGHBORHOOD		FOLEY	FOLEY AREA
PROPERTY CLASS			**SUB CLASS**
SUBDIVISION	HTS	**SUB DESC**	HEATHER TERRACE SUB
LOT 85 **BLOCK**			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION			**ZONING**

PROPERTY VALUES

LAND:	21600	**CLASS 1:**		**TOTAL ACRES:**
BUILDING:		**CLASS 2:**	21600	**TIMBER ACRES:**
	=========	**CLASS 3:**		
TOTAL PARCEL VALUE:	21600			
ESTIMATED TAX:	$142.56			

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
M	LAND	1	BV BS-45000	X	9110-VAC RES	2	N N	21600	

View Tax Record

Back

Baldwin County
Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 11/ 5/2018

Tax Year 2018
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL	54-04-20-2-000-003.123	**PPIN** 289766	**TAX DIST** 07
NAME	BENCHMARK HOMES GROUP L L C		
ADDRESS	1290 MAIN ST STE E DAPHNE AL 32526		
DEED TYPE IN	**BOOK** 0000	**PAGE** 1618875	
PREVIOUS OWNER	BENCHMARK HOMES INC		
LAST DEED DATE	2/17/2017		

DESCRIPTION

54' X 117.1' LOT 112 HEATHER TERRACE SUB SLIDE 2343-D E & F
IN THE CITY OF FOLEY SEC 20-T7S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS	1546 MAJESTY LOOP		
NEIGHBORHOOD	FOLEY	FOLEY AREA	
PROPERTY CLASS		**SUB CLASS**	
SUBDIVISION	HTS	**SUB DESC**	HEATHER TERRACE SUB
LOT 112 **BLOCK**			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION			**ZONING**

PROPERTY VALUES

LAND:	21600	**CLASS 1:**		**TOTAL ACRES:**
BUILDING:	123900	**CLASS 2:**		**TIMBER ACRES:**
	=========	**CLASS 3:**	145500	
TOTAL PARCEL VALUE:	145500			
ESTIMATED TAX:	$480.48			

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET VALUE	USE VALUE
M	LAND	1	BV BS-45000	X	1110-RESIDENTIAL	3	N N	21600	
	BLDG	1	R 111	SINGLE FAMILY RESIDENCE	-	3	N N	123900	

View Tax Record

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Fwd: Heather Terrace Lot Mowing

4 messages

Katy Taylor <ktaylor@cityoffoley.org> Mon, Sep 17, 2018 at 11:27 AM
To: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

Leslie,

I spoke with Brooks Delaney this morning after he received my letter for the weed abatement at the Lot 43 in Heather Terrace. He informed that about a month ago, they sold the remaining lots to DR Horton. He emailed DR Horton and copied me, which is below. Hopefully, DR Horton will have the lots cut prior to the public hearing.

Thanks
Katy

Kathryn Taylor, CMC || City Clerk || City of Foley
407 East Laurel Avenue Foley, Alabama 36535 ||
251.943.1545 || ktaylor@cityoffoley.org

---------- Forwarded message ----------
From: **Brooks DeLaney** <brooks@delaneycompany.com>
Date: Mon, Sep 17, 2018 at 10:57 AM
Subject: Heather Terrace Lot Mowing
To: Crain T Rogers <Ctrogers@drhorton.com>
Cc: ktaylor@cityoffoley.org

Crain-

I have copied Katy Taylor with the city of Foley to this email. I received a letter from the city about the Heather Terrace lots being in need of mowing. I have spoken to Katy and informed her that DR Horton is the current owner, and Katy was asking for a mailing address for the current owner. If you would let her know that please.

Thanks

Brooks DeLaney

251.476.0700
brooks@delaneycompany.com

Jacqueline McGonigal <jmcgonigal@cityoffoley.org> Mon, Sep 17, 2018 at 11:32 AM
To: Katy Taylor <ktaylor@cityoffoley.org>
Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

A letter went to DR Horton about the vacant lots/common areas within Heather Terrace on September 6th once I heard that DR Horton had purchased them. Reinspection is on September 21st.

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883
[Quoted text hidden]

Katy Taylor <ktaylor@cityoffoley.org> Mon, Sep 17, 2018 at 11:34 AM
To: Jacqueline McGonigal <jmcgonigal@cityoffoley.org>
Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

Lot 43 has already came to Council. The Public Hearing is set for October 1. Can you send me the address for DR Horton?

Thanks
Katy

Kathryn Taylor, CMC || City Clerk || City of Foley
407 East Laurel Avenue Foley, Alabama 36535 ||
251.943.1545 || ktaylor@cityoffoley.org

[Quoted text hidden]

Jacqueline McGonigal <jmcgonigal@cityoffoley.org> Mon, Sep 17, 2018 at 11:37 AM
To: Katy Taylor <ktaylor@cityoffoley.org>
Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

DR Horton Inc
25366 Profit Drive
Daphne, AL 36526

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883

[Quoted text hidden]

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Heather Terrace grass complaint

1 message

Jacqueline McGonigal <jmcgonigal@cityoffoley.org> Mon, Sep 24, 2018 at 10:53 AM
To: Gwen Thomas <acole@cityoffoley.org>
Cc: Environmental Office <lgahagan@cityoffoley.org>, lmstickland@drhorton.com

Amanda,

Lisa Strickland with DR Horton called about the letter they received from the city in regards to all of the Heather Terrace lots/common areas. She said they are sending one of their superintendents down to figure out what needs to be cut and they will address the overgrown vegetation this time around. However, they are in the process of setting up an HOA within that subdivision. Technically, the HOA is responsible for maintaining common areas, but they are inactive at this time. DR Horton is electing an HOA board and a management company to take over management of Heather Terrace's grass/maintenance.

I believe this is in the works to go to council level, but I can schedule another re inspection for next week now that we have this update.

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883

11/6/18 DR Horton never addressed this issue

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

November 9, 2018

DR Horton Inc
25366 Profit Drive
Daphne, AL 36526

Dear Sir/Madam:

A numerous complaints have been received concerning the overgrown grass and weeds becoming a public nuisance at the various vacant lots and common areas owned by DR Horton in Heather Terrace in Foley, AL.

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 November 6, 2018 revealed that the above described lots were overgrown by grass and weeds 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,

Jacqueline McGonigal
Environmental Inspector
City of Foley

MAYOR: John E. Koniar
CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Katherine Taylor
COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Majesty Loop grass/weed reinspection

1 message

jackie trimble <trimble.jackie0@gmail.com> Mon, Nov 26, 2018 at 11:01 AM
To: jtrimble@cityoffoley.org

Sent from my iPhone

4 attachments

IMG_6120.JPG
2359K

IMG_6118.JPG
3728K

IMG_6117.JPG
2959K

IMG_6116.JPG
5210K