

**Luanne Felter**

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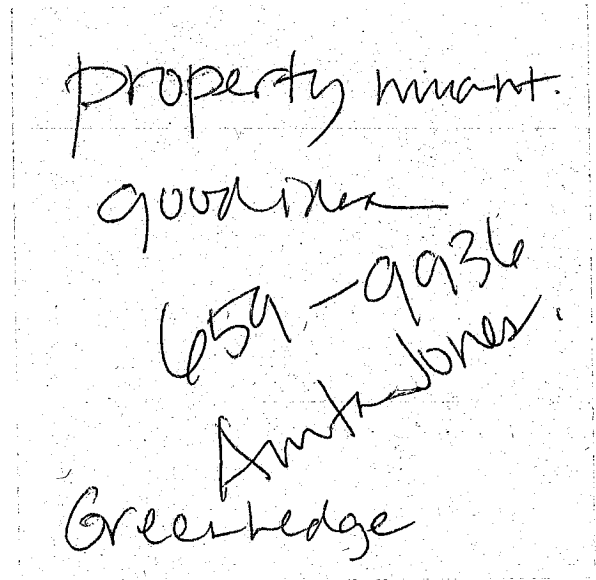
**From:** Curtis Hoffman <choffman49@icloud.com>  
**Sent:** Tuesday, December 11, 2018 4:33 PM  
**To:** Kimberly A. Lapensee; Luanne Felter  
**Subject:** Symmes Maintenance Code Proposal

To: Symmes Township Trustees:

I am writing to support the implementation of the proposed Maintenance code. I am a resident of Cactus Lane and we have had issues with not having the ability to deal with issues this code seems to address. While there may be some things that aren't perfectly clear, e.g., the definitions of landscape gravel as it relates to a driveway and parking, I am still willing to support the overall proposal.

Thank you for your consideration,

Curtis & Linda Hoffman  
9276 Cactus Ln Loveland, OH 45140  
513-683-8571



property maint.  
guidelines  
659-9936  
Aunt Jones  
Greenhedge

## Kimberly A. Lapensee

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**From:** Curtis Hoffman <choffman49@icloud.com>  
**Sent:** Tuesday, December 11, 2018 4:33 PM  
**To:** Kimberly A. Lapensee; Luanne Felter  
**Subject:** Symmes Maintenance Code Proposal

To: Symmes Township Trustees:

I am writing to support the implementation of the proposed Maintenance code. I am a resident of Cactus Lane and we have had issues with not having the ability to deal with issues this code seems to address. While there may be some things that aren't perfectly clear, e.g., the definitions of landscape gravel as it relates to a driveway and parking, I am still willing to support the overall proposal.

Thank you for your consideration,

Curtis & Linda Hoffman  
9276 Cactus Ln Loveland, OH 45140  
513-683-8571

QUESTIONS FROM PAT CALO

**102.11 Exterior Storage.** Except as provided for in the Symmes Township Zoning Resolution, outdoor storage for any kind shall be prohibited.

1. Chimney, cooling towers (SHOULD THIS BE "TOWERS?"), smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all loads effects.

**104.4 Premises identification.** Buildings shall have *approved* address numbers place in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

(DOES THIS MEAN THAT WE NEED TO PUT NUMBERS ON OUR HOUSES OR IS HAVING THEM ON THE MAILBOX ENOUGH?)

**104.13 Guards for basement windows.** Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against entry of rodents.

(IS A SCREEN ENOUGH OF A SHIELD?)

**105.3.2 Placement of Containers.** No garbage or rubbish containers shall be placed at the curb earlier than 24 hours preceding scheduled pickup, and all such containers shall be removed within 24 hours after pickup. When not at the curb for pickup, all garbage or rubbish containers shall either be in an enclosed building or placed behind the front building line (the front wall of the house) which is the side or rear yard.

(ON GARBAGE DAY, WE HAVE NEIGHBORS WHO PUT THEIR GARBAGE CANS IN THE STREET, IN THE GUTTER. SHOULD THIS SENTENCE SAY SOMETHING LIKE "GARBAGE CONTAINERS NEED TO BE PLACED AT THE END OF THE DRIVEWAY AT THE CURB, NOT IN THE STREET?")

**109.1 Animal Slaughtering.** No animals (deer, goats, sheep, dogs, cats, etc.) that have been slaughtered are permitted to be hung from any outside area that can be seen by the general public. This includes decks, porches, etc. All animal remains must be contained to the inside of a building such as a garage or shed.

(THANK YOU. WE NEED THIS.)

## Kimberly A. Lapensee

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**From:** Thomas Ford <grandpahankoh@gmail.com>  
**Sent:** Wednesday, December 12, 2018 5:22 PM  
**To:** calres@aol.com; Kimberly A. Lapensee  
**Subject:** Re: Property Maintenance Code

Kim,

I am very supportive of this. It is reasonable and beneficial to all Symmes Township residents and visitors for property, buildings, etc. to be safe and reasonably maintained. It is encouraging that the code would create enforcement. Enforcement (and indeed the very possibility of this code) will probably be difficult and contentious, as property owners' standards for property maintenance/appearance vary widely, but it would be futile to enact such a code without an enforcement clause.

Tom Ford, Paulmeadows resident

On Wed, Dec 12, 2018 at 1:18 PM <calres@aol.com> wrote:

Hello all:

Kim Lapensee, the Symmes Township Administrator, asked that I send this latest draft of the proposed Property Maintenance Code to everyone for your input. Discussions about this new Code have been ongoing for a few years. They realize that this is a busy time of year, but would really appreciate your feedback, positive and negative, about this version of the proposed Code. I'm not sure when there will be a vote on its acceptance or rejection, but if you could read through the document and send your comments to Kim, it would be much appreciated by Symmes Township.

Thanks!

Pat

On Dec 11, 2018, at 2:55 PM, Kimberly A. Lapensee <klapensee@symmestownship.org> wrote:

All – I appreciate you continuing to pass along information to the members of the HOAs in your communities. I would like to ask that you pass along this information to them as well.

We have held three public hearings to date since 2016 concerning the property maintenance code. I appreciate those individuals who have attended and spoke for and against it. I would love to hear from everyone – positive and negative – about how they feel about the township adopting a property maintenance code.

This new code would help us to be able to remedy some of the complaints we have been receiving about neglected properties around the township. We are proposing to send a courtesy letter first, send a written letter second, and then send a citation to Hamilton County housing court if the nuisance still has not been taken care of.

It would be great to see what your opinion is of how much time we should give owners/renters to fix the issues before sending them the next round of notices or before sending them to court. The Code Enforcement Officer would have the same powers as the Zoning Inspector. The Zoning Inspector currently is able to send anyone in the township a written notice of violation and cite them to housing court if owners do not comply with her written orders if people are in violation of the zoning resolution. The property maintenance code would work in the same manner.

**Kimberly A. Lapensee**

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**From:** Pat Lohse <PLohse@clipay.com>  
**Sent:** Thursday, December 13, 2018 8:20 AM  
**To:** Kimberly A. Lapensee  
**Subject:** Property Maintenance Code

Kim, I am a resident of Paul Meadows and have been a resident since 1985. We chose Paul Meadows because there was an association with property rules on what could and could not be done to properties. Unfortunately the PMNA was not set up properly and over time it could not be enforced. We have elected not to move, but have considered it many times due to the deterioration of many homes/landscaping etc.

My husband and I pride ourselves on maintaining our property and are discouraged when other property owners are negligent about dangerous and unsightly conditions. Therefore, we feel anything that can be done to enforce property maintenance is a huge positive, and absolutely support the new Code. It is long, and I'm sure due to legal requirements, needs to be. Therefore, I have read enough of it to see that it will help to remedy situations while helping to take neighbors and emotions out of the situation.

Please reach out to me if you have any questions. My cell is 513-607-8845 and my address is 12016 Timberlake Dr. Thanks for all you do!

Pat Lohse

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## Luanne Felter

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**From:** weiskittel@fuse.net  
**Sent:** Thursday, December 13, 2018 8:00 PM  
**To:** Kimberly A. Lapensee  
**Cc:** Luanne Felter  
**Subject:** Symmes Township Exterior Property Maintenance Code. You have our approval!

To all Symmes Township Administrators,

We have lived on Symmes Ridge Lane in the Symmes Creek subdivision for 30 years and we think a property maintenance code is long overdue!

We are tired of seeing properties not being taken care of ( or abandoned ) by their owners. Most of us spend a lot of time and money making sure our homes and property are well-maintained and kept up. We shouldn't have to be worried about our property values, etc. because someone who is lazy or negligent allows their home to look like a dump. Administrators should mail letters addressing township concerns and homeowners should be expected to take care of the issues or else.

We hate seeing any kind of commercial truck left parked on our streets overnight after their work is done. We also don't want to see homeowners who own RVs to park them on the street. They have no business there; parking the vehicle in their own driveway would be bad enough, but the public street is unacceptable. It is an eyesore and it is dangerous because a driver can not see around it. No oversized vehicles should ever be allowed to park on our streets. Workers hired to do jobs need to leave with their vehicles at the end of the day and not leave them on our streets overnight. Police should be ready to write them a ticket if they do.

We are also tired of seeing people's advertising signs everywhere. It should be illegal ( if it isn't already ) and they should be fined by the Township when they are found. They need to be removed promptly and not allowed to junk up our public spaces.

We would also like to see an end to soliciting! We are beyond disgusted by the people who come to our door looking for work, or who hand out marketing materials or who throw marketing circulars on our driveway ( litter ) or hang circulars on our mailbox ( also litter ). This isn't allowed in other communities and we don't need it here either.

Please address these concerns and **do pass** a Maintenance Code.

Tom & Karen Weiskittel

## Kimberly A. Lapensee

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**From:** Debbie Pendl <debbiependl@gmail.com>  
**Sent:** Friday, December 14, 2018 10:45 AM  
**To:** Kimberly A. Lapensee  
**Subject:** property maintenance code

Good morning Kimberley,

I'm responding to your request for feedback on the township adopting a property maintenance code. As the next door neighbor to a property you may have received complaints about, I'm highly in favor of this option. My neighbors are good people and I have never personally said something to them about their property for the fear of offending them. However, I've been asked on numerous occasions, by guests to my home, if the "house next door is vacant". It gets that bad.

Sending letters of warning before taking action against the property owner is the option I would prefer, knowing that sometimes extenuating circumstances may be an issue. Thanks for your efforts to keep Symmes Township beautiful.

Kind regards,  
Debbie Pendl  
9980 Alydar Ct.

## Luanne Felter

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**From:** Chuck Woellert <balladeer1956@hotmail.com>  
**Sent:** Friday, December 14, 2018 2:51 PM  
**To:** Luanne Felter  
**Cc:** stppmc2019@gmail.com  
**Subject:** Proposed Property Maintenance Code

Hello,

I generally support this idea as there are several structures/properties on my street that are in gross disrepair. However, this code is so comprehensive, I can see it potentially being used as a tool for one neighbor to harass another. I hope that the intent is to assure reasonable compliance.

Chuck/Phyllis Woellert  
9372 Greenhedge Lane  
Loveland, OH 45140  
513-677-5393

Sent from my iPad



**Kimberly A. Lapensee**

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**From:** Rich Hupp <richhupp@gmail.com>  
**Sent:** Monday, December 17, 2018 8:00 AM  
**To:** Kimberly A. Lapensee  
**Subject:** Property Maintenance Code

Kim,

I support establishing a separate Property Maintenance Code.

Richard Hupp  
11989 Riveroaks Dr., Loveland, OH 45140

## Luanne Felter

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**From:** John Telintelo <john.telintelo3@gmail.com>  
**Sent:** Saturday, December 15, 2018 2:59 PM  
**To:** Kimberly A. Lapensee; Kenneth Bryant - Home; Jodie Leis - Home; Phil Beck - Home; Luanne Felter  
**Cc:** stppmc2019@gmail.com  
**Subject:** Property Maintenance Code Support

**I support the proposed Symmes Township Property Maintenance Code.** Let me explain. I actually agree a lot with Phil Beck's (and recently Mark Leguillon's) opposition to the code. I support some items while others may be too similar to a Home Owner's Association (HOA). The language is sometimes too vague and/or overreaching for enforcement. Some sections could be dropped. And does our township budget really have enough to enforce every item in this code?

However, I intend to fill out the form as soon as the Property Maintenance Code passes.

Let me share the specific issue with my neighbors involving a drainage swale and storm water management. When we first built our house in Symmes in 1985, Hamilton County rejected our builder's request for street curb cuts for downspout drainage and mandated that storm water and sump pump discharge be outletted (directed) to the lowest drainage swale on the property. This approach would keep storm water in a slow natural swale flowing thru our neighbor's backyard into the lakes behind our subdivision and not overwhelm the county sewer system. At the time I thought it was good county storm water management.

All worked well for 29 years until April 2014 when my neighbors build a wooden dam in the existing drainage swale to prevent water from our property to flow thru their backyard. They did not apply for a permit to build this wood dam. Hamilton County told us we would have to take the drainage swale issue to small claims civil court. And to do so I would need to prove property damage costs in the lawsuit. So Hamilton County in 1985 required us to direct all storm water to this drainage swale and yet refuses to enforce it when our neighbors damned it up.

I immediately removed our large garage roof downspout from the underground system to diverted a quantity of water by splash block to the front yard/street. This coming spring I plan to do the same with a large section of the house roof. But there still is the sump pump and general rear yard storm water drainage being blocked up by our neighbor's dam and creating a retention lake in our yard.

I firmly believe **storm water is a county and township issue**, and not a civil court issue. And I would challenge anyone to stop by my property and provide me with a solution that doesn't involve either Hamilton County or Symmes Township.

Happy Holidays!

John Telintelo  
9245 Souffle Circle  
Symmes Township

## Luanne Felter

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**From:** Chuck Scheib <cscheib2002@yahoo.com>  
**Sent:** Friday, December 14, 2018 10:50 PM  
**To:** Luanne Felter  
**Subject:** property maint. code resident and owner feedback

Hello, after reading your online public information and mailed comments from another resident, i would like to add the following considerations and opinion:

Having lived and worked in many areas both domestically and internationally over the past several decades, when deciding to purchase and live in an area, one studies and observes the neighborhoods and locale. People should be aware that not only day to day living but the investment made in ones residence is affected by both positive and negative properties surrounding it. Ones home equity is increased by surrounding positive properties and decreased respectively.

I am in favor of the code, and will vote accordingly as needed.

The building and implementing of such a code is not government overreach, but rather the job we pay taxes for our government to do. I have a professional job to do, and detailing property code is not that, so we hire with collective organization our civic leaders to conduct such business.

Please continue to pursue means and methods to best ensure the highest standards in property maintenance and the appearance and safety of our high end community.

Thank you for your work,  
Charles Scheib

## Kimberly A. Lapensee

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**From:** Craig Babcock <cvbabcock@outlook.com>  
**Sent:** Monday, December 17, 2018 4:22 PM  
**To:** Kimberly A. Lapensee  
**Subject:** Exterior Property Maintenance Code

Kim,  
I have reviewed the proposed Exterior Property Maintenance Code and it looks reasonable to me. I would support it.  
Craig Babcock  
11986 River Oaks Drive  
Loveland, OH 45140  
Symmes Township  
River Oaks Subdivision

Sent from [Mail](#) for Windows 10

## Kimberly A. Lapensee

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**From:** Neil Gartner <neil@gartneradvisors.com>  
**Sent:** Friday, December 21, 2018 9:30 AM  
**To:** Kimberly A. Lapensee  
**Cc:** Luanne Felter  
**Subject:** Re: Proposed Maintenance Code

Wow - interesting! I just turned the paper over and saw the author. (Clearly I need to read my mail more closely! :) I STRONGLY support having a code in order to maintain property values - thanks for doing this!

Best - Neil Gartner

On Fri, Dec 21, 2018 at 9:23 AM Kimberly A. Lapensee <[klapensee@symmestownship.org](mailto:klapensee@symmestownship.org)> wrote:

Thanks. Just so you know, Symmes Township did not make up that flyer. It is being circulated by a man who lives on McKinney and is opposed to us adopting a property maintenance code.

Kim

Kimberly A. Lapensee

Symmestown Township Administrator

9323 Union Cemetery Road

Loveland, Ohio 45140

Phone: 513-683-6644 or Fax: 513-683-6626

[klapensee@symmestownship.org](mailto:klapensee@symmestownship.org)

**From:** Neil Gartner <neil@gartneradvisors.com>  
**Sent:** Friday, December 21, 2018 8:45 AM  
**To:** Luanne Felter <[lfelter@symmestownship.org](mailto:lfelter@symmestownship.org)>; Kimberly A. Lapensee <[klapensee@symmestownship.org](mailto:klapensee@symmestownship.org)>  
**Subject:** Proposed Maintenance Code

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, December 28, 2018 9:11 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Proposed Property Maintenance Code

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**From:** Claude <L.C.Lessard@hotmail.com>  
**Sent:** Wednesday, December 26, 2018 2:05 PM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Cc:** stppmc2019@gmail.com  
**Subject:** Proposed Property Maintenance Code

Resident's name, address and phone number:

Claude Lessard

8855 Cross Street

Cincinnati, Ohio 45242

Phone: 5137450948

I support the Property Maintenance Code.

I am not particularly thrilled about the potential for government overreach with such a code. However, I live in an older area which has been partially redeveloped. Almost all my neighbors do a great job in maintaining their homes. There is one home however, which is an eyesore.

This house, located just a few houses away from mine has an accumulation of rubbish/construction material in the laneway in front of the detached garage. A scaffolding unit is erected next to the chimney which has been there for over a decade! Over 10 years ago, the owner used the scaffolding to repaint the exterior of the house. The paint work stopped before completion and the scaffolding remained in place ever since.

The rubbish/construction material or debris in the front laneway may be the result of the homeowner running a small business from their home. In any event, it looks terrible and I would hope that this new code would result in addressing this neighborhood problem.

I would suggest that the code also include language to the effect that any renovation or maintenance work performed on a structure or other improvements be completed in a reasonable amount of time. Also, should there not be some restrictions on running a small business on one's front lawn/laneway causing an eyesore?

Thank you for your consideration.

Claude Lessard

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, December 28, 2018 8:43 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Proposed Maintenance Code

**From:** Neil Gartner <neil@gartneradvisors.com>  
**Sent:** Friday, December 21, 2018 8:45 AM  
**To:** Luanne Felter <lfelter@symmestownship.org>; Kimberly A. Lapensee <klapensee@symmestownship.org>  
**Subject:** Proposed Maintenance Code

I reviewed "version 9 revised," looks good to us!

Happy holidays!

Neil & Linda Gartner

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Neil Gartner, CFP®  
**Gartner Financial Advisors**  
[www.gartneradvisors.com](http://www.gartneradvisors.com)  
513.620.6598

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, December 28, 2018 8:43 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Maintenance Code

**From:** Steven Juenger <juengersteven@gmail.com>  
**Sent:** Friday, December 21, 2018 8:04 AM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Subject:** Maintenance Code

To whom it may concern,  
As a long standing resident, I fully support the Exterior Property Maintenance Code.  
There should be a standard of acceptance that must be upheld and enforced.  
Old cars, debris, etc. reflect poorly on our community.  
Regards,  
Steve Juenger



## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, December 28, 2018 8:41 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Exterior Property Maintenance Code

-----Original Message-----

From: Subhash Pati <subhashrpati@gmail.com>  
Sent: Wednesday, December 19, 2018 7:31 PM  
To: Luanne Felter <lfelter@symmestownship.org>  
Subject: Exterior Property Maintenance Code

Hello,

We agree with the proposed property maintenance codes.

Thanks,  
Subhash Pati

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, December 28, 2018 9:32 AM  
**To:** Kimberly A. Lapensee  
**Subject:** Property Maintenance Code

I got a call from a couple that live at 8894 Indianbluff Drive. They are against the PMC. Did not leave names.

*Luanne Felter*

**Assistant to the Administrator**  
**Symmestownship**  
9323 Union Cemetery Road  
Loveland, OH 45140  
Tel.: (513)683-6644  
lfelter@symmestownship.org

## Kimberly A. Lapensee

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**From:** marilyn clark <clarkmarilyn2@yahoo.com>  
**Sent:** Thursday, January 3, 2019 2:32 PM  
**To:** Kimberly A. Lapensee  
**Subject:** Proposed Property Maintenance Code

I am 100% in favor of this code! Otherwise, a single property owner in a neighborhood can undermine the beauty and property values of the entire area. We have one homeowner in our neighborhood (sadly the very first home you see when entering our neighborhood) whose property deteriorates more each year. The wood fence around the property is rotting and falling apart; he props it up with boards as it begins to fall onto the ground. The backyard is full of carts full of debris, overgrown weeds, little sheds. Everyone in our neighborhood is disgusted with this, but up until now there has been nothing we could do; with this proposed code in place, perhaps he could be forced to take the fence down and remove some of the debris. It would be a step in the right direction!

Thank you!

Marilyn Clark Pemmican Run 830-6642

## Kimberly A. Lapensee

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**From:** Clark, Thomas <clarkt@xavier.edu>  
**Sent:** Thursday, January 3, 2019 2:29 PM  
**To:** Kimberly A. Lapensee  
**Subject:** Dr Tom Clark is fully in favor of the property maintenance regulations.

Dear Symmes Township: I am fully in favor of the property maintenance regulations you list on the website.

Tom Clark, PhD 8749 Apalachee Dr, 45249  
Professor of Management & Entrepreneurship  
Xavier University  
513.745.2025 fax: 745-3692 Mail location: 1215

[http://www.xavier.edu/williams/mba/faculty.cfm?faculty\\_id=29&grp\\_id=13](http://www.xavier.edu/williams/mba/faculty.cfm?faculty_id=29&grp_id=13)

[www.communiskills.com](http://www.communiskills.com)

Join our LinkedIn business communication blog <https://www.linkedin.com/groups/12045487>

People need not be limited by physical handicaps as long as they are not disabled in spirit.  
Stephen Hawking

A smile improves your face value!

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Monday, January 7, 2019 8:13 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Property maintenance code

**From:** mary barnard <maryaob3@yahoo.com>  
**Sent:** Sunday, January 6, 2019 11:35 AM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Subject:** Property maintenance code

My husband and I have read the proposed property maintenance code and vote for it.

Mary Barnard  
Michael Barnard  
9062 Hopewell Rd  
513-295-8998

Thank you for proposing this ordinance. We have several neighbors that are not keeping their property up to the level that we maintain ours.

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Wednesday, January 2, 2019 12:01 PM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: DRAFT MAINTENANCE CODE

-----Original Message-----

From: Andrew Egloff <aaegloff@fuse.net>  
Sent: Wednesday, January 2, 2019 11:33 AM  
To: Luanne Felter <lfelter@symmestownship.org>  
Subject: DRAFT MAINTENANCE CODE

I have read the proposed 21 page "draft" of the External Property Maintenance code. While I am generally "opposed" to governments intrusion into how I live my life, I do understand that we as property owners, by selecting to live in this community, recognize that we have selected this community for reasons. A/ Safety. B/ Schools. C/ Viability of community. D/ Accessibility. E/ Roads. F/ Commonalty of most residents. G/ Etc. With that recognition comes responsibilities including being a good / responsible member / neighbor in the community. The majority have spent valuable dollars to purchase homes / businesses in this community so I am supportive of this initiative to try and provide some guidelines for all residents / property owners to use as guidelines to maintaining the esthetic / value of the overall community. My hope of course is that this proposal is implemented in a fair and reasonable manner. Turning it into a bitching site or someones hobby to complain about everything will be a dis-service to the majority of Symmes Townships residence who simply want to see "reasonable" maintenance ./ care of properties throughout their community.

Sincerely, ANDY EGLOFF

9391 Bainwoods Drive

Cincinnati, Ohi 45249

513-315-1948

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Friday, January 4, 2019 3:46 PM  
**To:** Kimberly A. Lapensee; Bill Pitman  
**Subject:** FW: Contact Form Submission - Symmes Township

**From:** contactform@www.symmestownship.org <contactform@www.symmestownship.org>  
**Sent:** Friday, January 4, 2019 3:32 PM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Subject:** Contact Form Submission - Symmes Township

-contact request submitted at **03:31 pm** on **January 4, 2019**

Name: Michael O'Brien  
Email: miobri@gmail.com  
Phone: (513) 490-9244

- Please contact me via
- I am interested in

Additional Message: While I am not opposed to the Proposed Property Maintenance code as per your recent mailing, I am concerned about another issue that detracts from our quality of life, and property values in Symmes Township. That is the litter that is strewn and left along Kemper Rd between McKinney and Loveland-Madeira Rd. Is it possible that the Township could clean that up at least once in awhile like every 3-4 months if not more often? I have been a resident of Symmes Township since 1971. Thanks for consideration to help with this issue.

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Monday, December 31, 2018 10:52 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Proposed Property Maintenance Code

**From:** David Zilch <dgzilch@gmail.com>  
**Sent:** Monday, December 31, 2018 9:46 AM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Cc:** stppmc2019@gmail.com  
**Subject:** Proposed Property Maintenance Code

My Name is David Zilch and I live @ 9105 Solon Dr, Cincinnati, OH 45242, in Symmes Township.

Please know that we support the Proposed Property Maintenance Code. I have several neighbors who do not adhere to a number of the proposed maintenance code stipulations though I have addressed these issues with them several times. These visible eye-sore issues diminish our property values and makes our neighborhood less appealing to a wide variety of constituents.

Happy to discuss with anyone. Number is below.

Happy New Year

DGZ

***Dave Zilch***  
**513-280-2217**



## Kimberly A. Lapensee

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**From:** bj miller <bjmiller@cinci.rr.com>  
**Sent:** Monday, January 7, 2019 12:41 PM  
**To:** Kimberly A. Lapensee; Mike Meno  
**Subject:** RE: Property Maintenance Code

Kim,

Sorry for the delayed response, but the holidays seemed to occupy our time. I was also prompted by a flyer that recently appeared in our mailbox from a Mark Leguillon of 9355 McKinney, opposing the PMC. I saw no postmark on it so I believe it was possibly delivered by hand.

I believe I speak for the majority of former Pemmican Run HOA (now inactive) officers, who showed up at the last township meeting with this on the agenda, when I say this remains sorely needed to deal with the problem neighbors.

Thanks,

Brad Miller

Sent from Mail for Windows 10

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**From:** Kimberly A. Lapensee  
**Sent:** Tuesday, December 11, 2018 2:55 PM  
**To:** lison Moss - Humphrey Road; Allen Watson; Anne Rogers; Brad Miller; Brianne Fox; D. Michael Homan; Daniel Wendt; David Childers; Gail Behymer; Gerald Lacy; Gregg Battaglia; HOA Calumet Farm; Howard Taragano; Jeffrey Damadeo; Jill Toennis; Jim Boyle; Jim Obert; Joel Campbell; John Riester; Karen McGoff; Keith Bennett; Ken Durham; Laura Sharp; Mary Meno; Murry Feldstein; Ray Lo; Susan Steinhardt; Tim Breslin; Mike Tingley  
**Subject:** Property Maintenance Code

All – I appreciate you continuing to pass along information to the members of the HOA's in your communities. I would like to ask that you pass along this information to them as well.

We have held three public hearings to date since 2016 concerning the property maintenance code. I appreciate those individuals who have attended and spoke for and against it. I would love to hear from everyone – positive and negative – about how they feel about the township adopting a property maintenance code. This new code would help us to be able to remedy some of the complaints we have been receiving about neglected properties around the township. We are proposing to send a courtesy letter first, send a written letter second, and then send a citation to Hamilton County housing court if the nuisance still has not been taken care of. It would be great to see what your opinion is of how much time we should give owners/renters to fix the issues before sending them the next round of notices or before sending them to court. The Code Enforcement Officer would have the same powers as the Zoning Inspector. The Zoning Inspector currently is able to send anyone in the township a written notice of violation and cite them to housing court if owners do not comply with her written orders if people are in violation of the zoning resolution. The property maintenance code would work in the same manner. We have been asked to not adopt a property maintenance code and just revise the zoning resolution. This is certainly possible, but only a handful of items can actually be written into the zoning code as most of the items in the PMC deal with maintenance of structures and properties. The fine structures would be the same as what is written and adopted in the Ohio Revised Code.

Please pass along and let me know what you think either way.

## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Tuesday, January 8, 2019 8:07 AM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: Contact Form Submission - Symmes Township

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**From:** contactform@www.symmestownship.org <contactform@www.symmestownship.org>  
**Sent:** Monday, January 7, 2019 7:26 PM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Subject:** Contact Form Submission - Symmes Township

-contact request submitted at **07:25 pm** on **January 7, 2019**

Name:Eileen McConkey  
Email:eileen.mcconkey@gmail.com  
Phone:513-801-7648

- Please contact me In the Morning via Email Only
- I am interested in

Additional Message:I am in agreement with the Proposal.

## Kimberly A. Lapensee

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**From:** Renee Marshall <renee.e.marshall@gmail.com>  
**Sent:** Monday, January 7, 2019 9:10 PM  
**To:** Kimberly A. Lapensee  
**Subject:** Property Maintenance Code

Good Evening!

I am writing in support of the Property Maintenance Code. I have called the township numerous times in regards to my backyard neighbor who willingly neglects her property. Her neglect directly affects my property in ways numerous way; however, my main concern is the appearance of her landscaping especially during the summer months when her grass is as tall as me (5'2"). Considering Cincinnati had the 3rd wettest season last year, the tall grass is a hub for mosquitoes and houses small animals that she likes to feed. I heavily rely on the township to motivate her so that her property maintains a proper appearance that's respectable for all neighbors. Without the code, I would feel helpless in my efforts.

Regards,  
Renee Marshall  
9238 Hopewell Rd, Cincinnati, OH 45242  
Cell (215) 801-1392

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**Renee Marshall**  
*Manager*

215.801.1392 | [renee.e.marshall@gmail.com](mailto:renee.e.marshall@gmail.com)  
[beautycounter.com/reneemarshall1](http://beautycounter.com/reneemarshall1)



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## Kimberly A. Lapensee

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**From:** Luanne Felter  
**Sent:** Tuesday, January 8, 2019 3:02 PM  
**To:** Kimberly A. Lapensee  
**Subject:** FW: ext.prop.maint.code

**From:** Mary Meno <mmeno@cinci.rr.com>  
**Sent:** Tuesday, January 8, 2019 1:32 PM  
**To:** Luanne Felter <lfelter@symmestownship.org>  
**Subject:** ext.prop.maint.code

A few words of feedback on the very long and difficult to read pages for the code for Symmestownship residents: the words "clean,sanitary,safe" are used quite a bit and could be interpreted by many people differently.We live in Pemmican Run and have been complaining for years about two different properties that have been in clear violation of those three words! The Marshall Goodman property and now the Anderson property.Marshall Goodman has a mini car lot in front of his house and a coffin on the side of his house that can be seen from the street.The Anderson property is right on Kemper Rd. and it looks like a rundown ,broken fenced farm property.That eyesore is a deterrent to all potential buyers of our real estate!!! I like that the code has a 8 inch restrictions on weeds and people have to take their garbage cans in anput into garage or on side of house.My biggest issue is how will all this be enforced???? Both properties I have mentioned ,we are doubtful that the owners are living there? These few people can really bring many caring residents to a fevered pitch of helplessness!! We need enforceable code regulations and forcing these people to comply or get out. Please enter my vote for establishing codes that can make Symmes Township a very valuable place to live. Mary Meno p.s.do not publish my letter publicly but share with all officials of Symmes Township.Any questions for me,please text 513-478-7278

*Sent from my Verizon 4G LTE Droid*

## Kimberly A. Lapensee

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**From:** Kimberly Chelf <kimmyc916@gmail.com>  
**Sent:** Thursday, January 10, 2019 1:51 PM  
**To:** Kimberly A. Lapensee  
**Subject:** Proposed Property Maintenance Code

Ms Lapensee,

I wanted to write you and let you know that my husband and I very much support the implementation of a Property Maintenance Code for Symmes Township. We have been fighting for almost 4 years to get our next door neighbor to repair the fence/gate around his defunct in-ground pool (it is filled with leaves/muck/water whenever it rains). Without a property maintenance code, the township has been unable to assist us and the County has said that they only care about pool fences when the pool is first built/permitted and do not do any inspections or enforcement after that. It has been an ongoing issue that we can't resolve without assistance.

While I respect every home owner's right to do what they want with their property, I also believe that sometimes the government has to step in and make people to what is right. And when my neighbor's inability to maintain his own property means my children are at risk of being hurt, I think they should have to do something about it. (Not to mention he hasn't had siding on the back of his home in 3 years meaning we have almost no hope of being able to sell our home if we need to and his open "drainage pit" is also a hazard for any neighborhood children or pets that might wander into his yard.)

Please let the township trustees know that we support the passage of this legislation and, in the future, if we were looking for a home, would only purchase a home in an area that could enforce basic property maintenance and safety such as this code would allow. We wouldn't make the same mistake again. Thank you.

Kimberly Chelf  
9417 Bainwood Dr