

**PROPERTY MAINTENANCE REVIEW BOARD**  
**Meeting**  
**City of Huber Heights**

**June 08, 2023**

I. Mr. Winkler called the meeting to order at 6:41 p.m.

II. Present at the meeting: Ms. Ballard, Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: Ms. Gray.

Staff Present: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Administrative Assistant

III. **Approval of the Agenda**

Mr. Roberts moved to approve the Agenda

IV. **Swearing of Witnesses**

Mr. Winkler administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All person's present responded in the affirmative.

V. **Pending Business**

A. None

VI. **New Business**

A. **PMRB Case 23-09**

**The property owner, Enriquez Investments, LLC, in is violation of Section 1313.04H1 of the Property Maintenance Code at property located at 5051 Longford Road.**

Mr. Millard stated that the residential property at 5051 Longford Rd. is in violation of Section 1313.04(H)(1) regarding exterior maintenance. As the result of a fire in September of 2021, the exterior of the house requires substantial repair. The owner at the time of the fire was Vinebrook Homes. I had conversations with VB senior staff shortly after the fire, who were waiting on an insurance settlement and instructions from their corporate office on how to proceed. Instead of repairing, Vinebrook opted to sell the property in October of 2022. However, the City has the Fire Fund check furnished to us as required by section 179.05-723

of the City code. A copy of the received check is attached to the case review in your packet.

The current owner has been negligent in repairing the property, despite the City's violation letters and voice messages left by me at his residential address.

**1313.04 - Title; maintenance standards. (h) (1) "General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, in good repair. All surfaces thereof shall be kept painted or protected by other approved coating or material where necessary for the preservation of the property and avoiding of blighting or influence of adjoining properties. All exterior surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated and adjoining properties and neighborhoods protected from blighting influence. If plywood or any other material is used to secure a vacant structure, it shall be kept free of all markings other than a formal posted notice or sign indicating the disposition of the property. .(Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)"**

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

#### UPDATE

After receiving his meeting notice the owner contacted me and I set forth a schedule that would have to be met for me to consider requesting the Board dismiss the case.

As the Board will see in the following before and after photos there has been substantial improvement to the exterior of the house and the property in general. Two windows are on order for the two boarded windows. Roof trusses have been

ordered as well; the roof over the garage will be repaired and new shingles installed over the entire roof.  
After the photos are viewed, I intend to ask the Board to dismiss the case.

**Motion** made by Ms. Hess to dismiss the case. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 6-0.

## VII. Additional Business

- A. City Council Work Session July 18, 2023, PMRB is scheduled to have a presentation.

## VIII. Approval of Minutes

Without objection, the minutes of the May 25, 2023, PMRB meeting are approved.

## IX. Upcoming Meetings

July 27, 2023  
August 10, 2023

## X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:55 p.m.

  
Richard Winkler, Chair

7/27/23  
Date

  
Geri Hoskins, Administrative Assistant

7/27/23  
Date