



**AGENDA**  
**PROPERTY MAINTENANCE REVIEW BOARD**

**City Hall - Council Chambers**  
**6131 Taylorsville Road**  
**October 9, 2025**  
**6:30 P.M.**

1. Call Meeting To Order
2. Roll Call
3. Approval of the Agenda
4. Swearing of Witnesses
5. Pending Business
  - A. None
6. New Business
  - A. PMRB 25-24 The property owner, Galt Property Holdings, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 5737 Harshmanville Road.
  - B. PMRB 25-25 The property owner, Phuong Doan, is in violation of Section 1313 of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.
  - C. PMRB 25-26 The property owner, Silver Bears Real Estate, is in violation of Section 1189 of the Property Maintenance Code at property located at 7631-7777 Old Troy Pike.



- D. PMRB 25-28 The property owner, Susan Gordon, is in violation of Section 1313 of the Property Maintenance Code at property located at 7158 Mandrake Drive.
- E. PMRB 25-30 The property owner, Shirley Criswell, is in violation of Section 1313 of the Property Maintenance Code at property located at 5901 Pennywell Drive.
- F. PMRB 25-31 The property owner, Danny Caldwell, is in violation of Section 1313 of the Property Maintenance Code at property located at 6219 Apache Street.
- G. PMRB 25-32 The property owner, Telesha Jones, is in violation of Section 1313 of the Property Maintenance Code at property located at 6133 Falkland Drive.

7. Additional Business

- A. None

8. Approval of Minutes

- A. Without objection, the Minutes of the July 10, 2025, PMRB meeting are approved.

9. Upcoming Meetings

- A. November 13, 2025  
December 11, 2025

10. Adjournment



**AI-11074**

**6. A.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-24 The property owner, Galt Property Holdings, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 5737 Harshmanville Road.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Pictures

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# Memorandum

Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 27, 2025  
Subject: PMRB Case No. 25-24

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Galt Property Holdings LLC  
5737 Harshmanville Rd.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 5737 Harshmanville Rd.

ZONING: R4

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04,H,6 – Junk on property

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

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**Overview:**

The property at 5737 Harshmanville Rd. is in violation of City code pertaining to junk stored on the property under a carport; this consists of discarded doors and drywall.

Section 1313.04,H,6 b. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows the missing rear door.

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 traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance.





**HUBER  
HEIGHTS**  
*Come Grow With Us!*

**Case #:** 20250925

**Case Date:** 05/29/25

**Case Type:**

**Description:** JUNK ON THE SIDE HOUSE

**Violation Type:** JUNK

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Sherry Woodward

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01007 0068	5737 HARSHMANVILLE RD		GALT PROPERTY HOLDINGS LLC		R-4

## Activities

Date	Activity Type	Description	Employee	Status
05/29/2025	2nd Letter	JUNK ON SIDE OF HOUSE HASNT BEEN REMOVED-SW	Sherry Woodward	Completed
05/29/2025	1st Letter	OBSERVED JUNK ON THE SIDE OF HOUSE, MAILING LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
06/12/2025	24 HR Letter	JUNK HAS NOT BEEN REMOVED-SW	Sherry Woodward	Completed
06/30/2025	To PMRB	OLD DOORS AND DRY WALL HASNT BEEN REMOVED-SW	Sherry Woodward	PMRB

## Violations

Date	Violation	Description	Notes	Status
05/29/2025	JUNK	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard. 1313.05 (C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.	***LAST ATTEMPT TO GET VIOLATION RESOLVED BEFORE NEXT PROCESS OF REMOVAL BEGINS** PLEASE REMOVE ALL JUNK/CLUTTER (OLD DOORS AND DRYWALL) FROM THE SIDE OF PROPERTY! PLEASE ATTACH ADDRESS TO PROPERTY!	Open

## Uploaded Files



Date	File Name
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07/15/2025



05/29/2025





25-24

# Printable page

PARID: P70 01007 0068

PARCEL LOCATION: 5737 HARSHMANVILLE RD

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

## Owner

Name

GALT PROPERTY HOLDINGS LLC

## Mailing

Name

GALT RAND TAGGART PROPERTY HOLDINGS

Mailing Address

2130 VEMCO DR

City, State, Zip

BELLBROOK, OH 45305

## Legal

Legal Description

4662 H C HUBER 30-3

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

## Sales

Date	Sale Price	Deed Reference	Seller	Buyer
08-SEP-04		200400104423	HAYES TIMOTHY S	HAYES TIMOTHY S
23-APR-07		200700033715	HAYES TIMOTHY S	HAYES TIMOTHY
22-DEC-15	\$34,500	201500070838	HAYES TIMOTHY	GALT PROPERTY HOLDINGS LLC

## Board of Revision

Tax Year	Case Number	BTA/CPC	Result
2017	0529		Decrease Value

## Registered Rental Property

Registered: YES



**Values**

	35%	100%
Land	10,010	28,600
Improvements	13,030	37,240
CAUV	0	0
Total	23,040	65,840

**Building**

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1958
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,080
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,080
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

**Current Year Special Assessments**

11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
31200-LT. LIGHTING	\$25.81

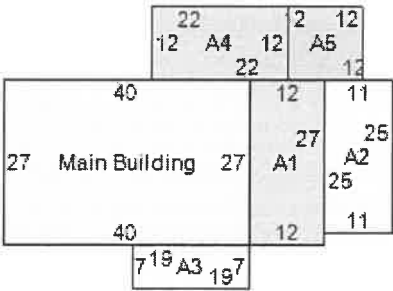
**Current Year Rollback Summary**

Non Business Credit	-\$123.60
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$1,112.46

**Tax Summary**

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$657.13	-\$657.13	\$630.32	-\$630.32	\$0.00





Item	Area
Main Building	1080
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
CPORT - 30:CARPT CARPORT	275
MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	133
MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	264
MPATIO - 33:MA_PT CONC/MAS PATIO	144







Jul 15, 2025 at 8:58:01 AM  
5737 Harshmanville Rd  
Huber Heights OH 45424  
United States





**AI-11073**

**6. B.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-25 The property owner, Phuong Doan, is in violation of Section 1313 of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Pictures

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# Memorandum

## Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 27, 2025  
Subject: PMRB Case No. 25-25

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER: Phuong Doan AKA Phong Hamm  
6538 Glen Ivy Dr.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 6538 Glen Ivy Dr.

ZONING: R4

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE: 1313.04,H,6 – Outdoor Storage or Use

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

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**Overview:**

The property at 6538 Glen Ivy is in violation of City code pertaining to many miscellaneous items stored throughout the yard. There is also substantial trimming of vegetation needed. The house is unoccupied and apparently visited on rare occasions by the owner who now lives elsewhere. This has been a nuisance property for years and has previously been before this board.

Section 1313.04,H,6 b. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows the missing rear door.

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. Additionally, a posting was placed on the front door advising of my intent to bring the property to this board; the posting is attached to report file.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance. This will include removal of all items regardless of condition and trimming of all vegetation.





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HEIGHTS**  
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**Case #:** 20250676

**Case Date:** 05/12/25

**Case Type:**

**Description:** JUNK ALL OVER THE BACK YARD

**Violation Type:** OUTDOOR STORAGE OR USE

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Jeff Schwilk

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01818 0018	6538 GLEN IVY DR		PHUONG T DOAN		R-4

## Activities

Date	Activity Type	Description	Employee	Status
05/12/2025	1st Letter	OBSERVED JUNK ON FRONT SIDE AND REAR OF PROPERTY. MAILING LETTER AND ADDED PHOTOS. -JS	Jeff Schwilk	Completed
05/27/2025	2nd Letter	JUNK STILL ON PROPERTY. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/11/2025	24 HR Letter	JUNK STILL IN BACKYARD. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
06/11/2025	Re-Inspection	JUNK STILL IN BACK YARD. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB
08/07/2025	Notice left at property	POSTING TAPED TO FRONT DOOR, COPY IN UPLOADS. PHOTOS ADDED.	Don Millard	Completed
08/27/2025	PMRB Hearing Scheduled		Don Millard	Assigned

## Violations






Date	Violation	Description	Notes	Status
05/12/2025	OUTDOOR STORAGE OR USE	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. This includes motor vehicles of any kind. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard.	REMOVE ALL JUNK FROM THE PROPERTY, BACK YARD, FRONT AND SIDE YARD. FAILURE TO COMPLY WILL RESULT IN PROPERTY BOARD REVIEW.	To PMRB

## Notes

Date	Note	Created By:
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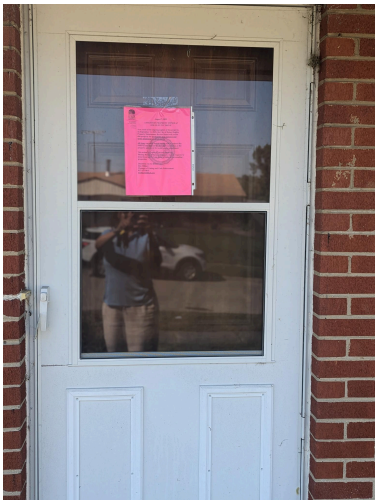


Uploaded Files

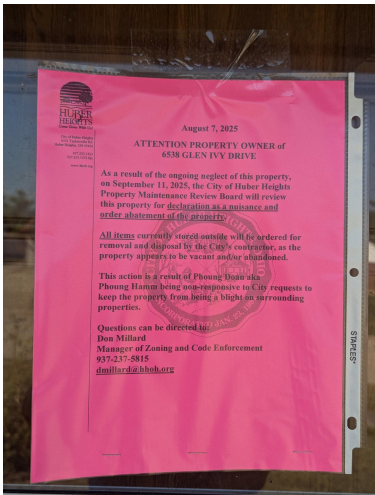
Date	File Name
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08/15/2025	



08/08/2025



08/08/2025



08/08/2025



08/08/2025



08/07/2025

05/12/2025





PARID: P70 01818 0018

PARCEL LOCATION: 6538 GLEN IVY DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name

DOAN PHUONG T

Mailing

Name

DOAN PHUONG T

Mailing Address

6538 GLEN IVY DR

City, State, Zip

DAYTON, OH 45424

9924-TX LIEN SOLD

Legal

Legal Description

10269 H C HUBER 37-7A

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

2001-00447E010

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
14-MAR-97	\$60,900			
20-APR-98	\$75,900			
29-JUN-01	\$84,500		CREE JENNIFER AND	DOAN PHUONG T

Values

	35%	100%
Land	10,150	29,000
Improvements	35,200	100,580
CAUV	0	0
Total	45,350	129,580



Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1965
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	1,026
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,026
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

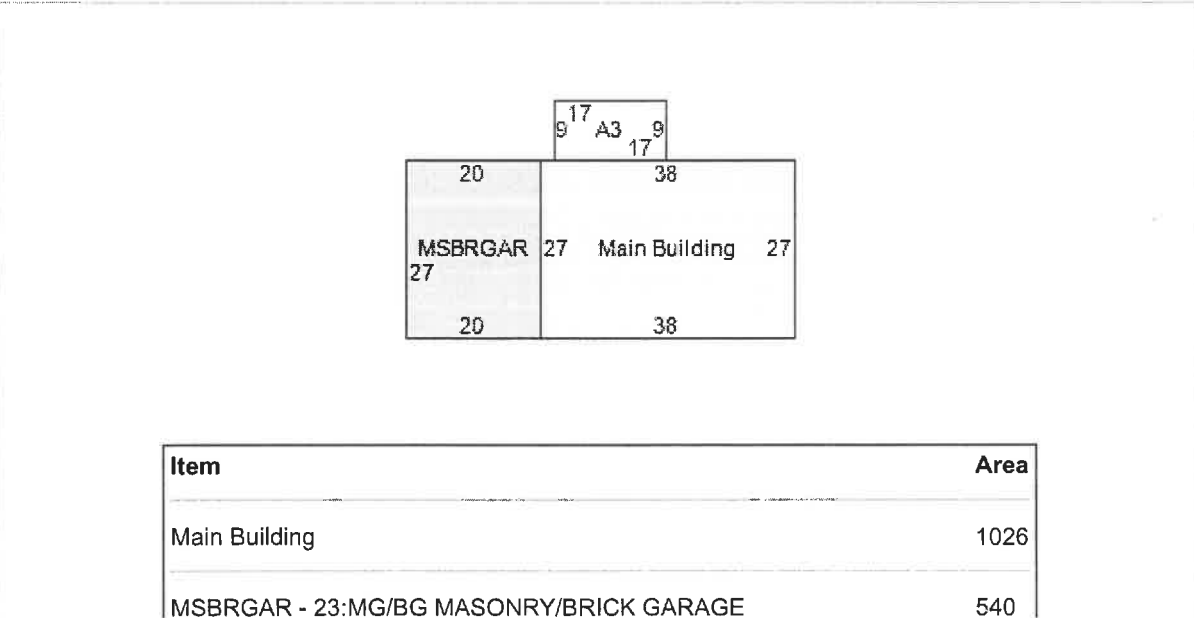
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
31200-LT. LIGHTING	\$28.81
11777-APC FEE	\$22.58

Current Year Rollback Summary

Non Business Credit	-\$243.26
Owner Occupancy Credit	-\$60.86
Homestead	\$0.00
Reduction Factor	-\$2,189.74

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$2,272.98	-\$2,272.98	\$1,349.72	-\$1,349.72	\$1,199.82	-\$1,199.82	\$0.00





MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY 153
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**AI-11076**

**6. C.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-26 The property owner, Silver Bears Real Estate, is in violation of Section 1189 of the Property Maintenance Code at property located at 7631-7777 Old Troy Pike.

Background

Administrative Use Only

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Attachments

Staff Report

Picture

Case History

County information

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# Memorandum

Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 28, 2025  
Subject: PMRB Case No. 25-26

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Silver Bears Real Estate  
P.O. Box 811240  
Boca Raton FL 33481

LOCATION OF VIOLATION: 7631-7777 Old Troy Pike

ZONING: PC

EXISTING LAND USE: Commercial

ZONING  
ADJACENT LAND: Commercial

REQUEST: Declare the property a nuisance and order Staff  
to have the violation abated.

APPLICABLE CODE 1189.04B3 – Sign Maintenance

CORRESPONDENCE: All required violation letters were mailed to the  
owner.

ATTACHMENTS: Violation Case Report, Photos,  
Property Tax summary



**Overview:**

The property at 7631-7777 Old Troy Pike aka Waynetowne Plaza is in violation of City code as it pertains to sign maintenance. The south façade of the Old Troy Pike multi-tenant sign is so deteriorated that the "Waynetowne" letters have peeled away from the façade.

Section 1189.04,b,3 states ; "Every sign, whether requiring a sign permit or not, shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of a defective part, painting, cleaning and other acts required for the maintenance of the sign." (Ord. 2013-O-2016, Passed 1-28-13; [Ord. No. 2019-O-2398](#), § 1, 10-14-19)

Inspection verifies the property does not meet the standards 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. The attached photo shows the deterioration.

City zoning letters mailed to the owner of record have not been returned; there has been recent communication from the owner to the Code Enforcement office. The owner's representative states they have contracted with a sign company to make repairs, but this is after months of no communication nor action regarding this violation.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance. This will involve obtaining quotes from sign vendors to determine the price for making the needed repair and moving forward with repairs.



WAYNETOWNE

• P • L • A • Z • A •

KROGER

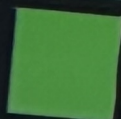


planet fitness

NAIL

*Xpo  
& Spa*

CheckSmart



H&R BLOCK

Chipotle

Huber Heights  
FLORAL

THE HEIGHTS  
BARBER SHOP





**HUBER  
HEIGHTS**  
*Come Grow With Us!*

**Case #:** 20250877

**Case Date:** 05/23/25

**Case Type:**

**Description:** DETERIORATED TOP SECTION OF MONUMENT SIGN, SOUTH FACE.

**Violation Type:** SIGNS - MAINTENANCE

**Status:** Open

**How Received:** Zoning Manager

**Assigned To:** Jeff Schwilk

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 04005 0136	7631-7777 OLD TROY PIKE	FOR VIOLATIONS TO OWNERSHIP GROUP	BEARS MANAGEMENT GROUP LLC aka SILVER BEARS REAL ESTATE	678.714.7893 MAIN	PC

### Activities

Date	Activity Type	Description	Employee	Status
05/27/2025	1st Letter	MONUMENT SIGN SOUTH SIDE DETERIORATION. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
06/09/2025	2nd Letter	SIGN STILL NOT FIXED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/18/2025	24 HR Letter	SIGN STILL NOT REPAIRED. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
06/18/2025	Re-Inspection	TOP SECTION, SOUTH FACE OF OLD TROY MULTI-TENANT SIGN IS DETERIORATED. STILL NOT REPAIRED. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

### Violations

Date	Violation	Description	Notes	Status
05/23/2025	SIGNS - MAINTENANCE	SECTION 1189.04B3: Every sign, shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of a defective part, painting, cleaning and other acts required for the maintenance of the sign.	REPAIR TOP SECTION OF SOUTH SIDE OF DETERIORATING MONUMENT SIGN.	To PMRB

### Notes

Date	Note	Created By:
2025-05-23	JEFF, MENEDEL WILL NOT RESPOND TO PHONE CALLS OR TEXTS AND DID NOT KEEP AN APPOINTMENT TO MEET WHEN HE WAS IN TOWN. PLEASE DO THIS STRAIGHT FORWARD WITH NO CONTACT ATTEMPTS, JUST LETTERS. I HAVE ASKED FAST SIGNS TO GET ME A QUOTE ON REPAIRING THE SIGN IN CASE I HAVE TO TAKE IT TO PMRB.	Don Millard

### Uploaded Files



Date

File Name

05/27/2025





25-26

# Printable page

PARID: P70 04005 0136

PARCEL LOCATION: 7631 OLD TROY PIKE

NBHD CODE: C1000000

[Click here to view neighborhood map](#)

## Owner

Name

WAYNETOWNE INVESTMENTS J LLC ETAL 3

WAYNETOWNE INVESTMENTS B LLC

WAYNETOWNE INVESTMENTS H LLC

## Mailing

Name

WAYNETOWN INVESTMENTS J LLC ETAL 3

Mailing Address

PO BOX 811240

City, State, Zip

BOCA RATON, FL 33481

## Legal

Legal Description

3 WAYNETOWNE PLAZA  
TAX INCR GRANTED, PENDING INCR IN VALUE

Land Use Description

C - COMMUNITY SHOPPING CENTER

Acres

8.8546

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

## Sales

Date	Sale Price	Deed Reference	Seller	Buyer
27-OCT-14		201400057569	WAYNETOWNE ASSOCIATES LTD	WAYNETOWNE HOLDINGS LTD ET AL 4
22-APR-15	\$17,231,871	201500020495	WAYNETOWNE HOLDINGS LTD ET AL 4	RICE WAYNETOWNE LLC ET AL 3
09-APR-18		201800019626	RICE WAYNETOWNE LLC ET AL 3	WAYNETOWNE INVESTMENTS LLC
09-APR-18		201800019625	WAYNETOWNE INVESTMENTS LLC	WAYNETOWNE INVESTMENTS LLC
26-AUG-19		201900045866	WAYNETOWNE INVESTMENTS LLC	WAYNETOWNE INVESTMENTS J LLC ETAL 3



**Board of Revision**

Tax Year	Case Number:	BTA/CPC	Result
2015	2065		No Change in Value
2019	5119		Withdraw per owner
2021	5096		Increase Value

**Values**

	35%	100%
Land	484,240	1,383,540
Improvements	801,310	2,289,460
CAUV	0	0
Total	1,285,550	3,673,000

**Current Year Special Assessments**

11777-APC FEE	\$2,993.24
35P70-TIF	\$68,351.96
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$35.48

**Current Year Rollback Summary**

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$38,012.30

**Tax Summary**

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$85,755.27	-\$85,755.27	\$85,719.79	-\$85,719.79	\$0.00

104	253	201	120	187	85	135
RETAIL STORE						471
CANPY RF/SLB						5306

Item	Area
RETAIL STORE - 034:RETAIL STORE	62609
CANPY RF/SLB - CP6:CANOPY ROOF/SLAB	5306



ASPH PAVE - C11:ASPHALT OR BLACKTOP PAVING	220000
SPRKLR WET - SS1:SPRINKLER SYS WET	62609
BANK ATM - BT0:BANK AUTOMATIC TELLER ATM STR	1



**AI-11077**

**6. D.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-28 The property owner, Susan Gordon, is in violation of Section 1313 of the Property Maintenance Code at property located at 7158 Mandrake Drive.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Picture

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# Memorandum

## Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 28, 2025  
Subject: PMRB Case No. 25-28

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Susan Gordon  
7158 Mandrake Dr.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 7158 Mandrake Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04h1 Maintenance Standard

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary



**Overview:**

The property at 7158 Mandrake Dr. is in violation of City code as it pertains to exterior maintenance of the house. The vacant house has several issues that are abundantly clear; falling soffit, deteriorated garage door molding, loose downspouts, and mold on the siding.

Section 1313.04h1 states ; "...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 in good repair. All exterior surfaces shall be maintained free of conditions reflective of deterioration or inadequate maintenance," (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows negligence and deterioration.

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 traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance. The City's contractor will make any necessary repairs needed to bring the property into a proper state of exterior maintenance.





**Case #:** 20250816

**Case Date:** 05/20/25

**Case Type:**

**Description:** FALLEN SOFFIT AND OTHER MAINTENANCE ISSUES

**Violation Type:** MAINTENANCE STANDARD

**Status:** Open

**How Received:** Observed

**Assigned To:** Jeff Schwilk

#### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01707 0004	7158 MANDRAKE DR		SUSAN J GORDON		R-4


#### Activities

Date	Activity Type	Description	Employee	Status
05/20/2025	1st Letter	OBSERVED FALLING SOFFITING, ROTTEN WOOD AROUND GARAGE DOOR, LOOSE DOWNSPOUTS, MOLD ON SIDING.	Jeff Schwilk	Completed
06/02/2025	2nd Letter	GUTTERS STILL NOT REPAIRED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/18/2025	24 HR Letter	GUTTERS AND SOFFIT STILL NOT REPAIRED. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
06/25/2025	Re-Inspection	NO IMPROVEMENTS- SENDING TO PMRB-FJ	Faye Johnson	PMRB

#### Violations

Date	Violation	Description	Notes	Status
05/20/2025	MAINTENANCE STANDARD	SECTION 1313.04H1: 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...in good repair.	REPAIR SOFFITING, GUTTERS , DETERIORATING WOOD, AND MOLD ON SIDING	To PMRB

#### Uploaded Files

Date	File Name
05/20/2025	



25-28

# Printable page

PARID: P70 01707 0004

PARCEL LOCATION: 7158 MANDRAKE DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

## Owner

Name

GORDON SUSAN J

## Mailing

Name

SUSAN J GORDON

Mailing Address

7158 MANDRAKE DR

City, State, Zip

DAYTON, OH 45424 3135

## Legal

Legal Description

7606 H C HUBER 37-5

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

1989-00177A007

Tax District Name

HUBER HGTS.-H.H. CSD

## Sales

Date

Sale Price

Deed Reference

Seller

Buyer

11-JUL-25

202500036570

GORDON SUSAN J

GORDON TAMARA ET AL 3

## Values

	35%	100%
Land	10,150	29,000
Improvements	49,850	142,420
CAUV	0	0
Total	60,000	171,420

## Building



Exterior Wall Material	MASONRY & FRAME
Building Style	COLONIAL
Number of Stories	2
Year Built	1964
Total Rms/Bedrms/Baths/Half Baths	8/4/2/1
Square Feet of Living Area	2,052
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,052
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

#### Current Year Special Assessments

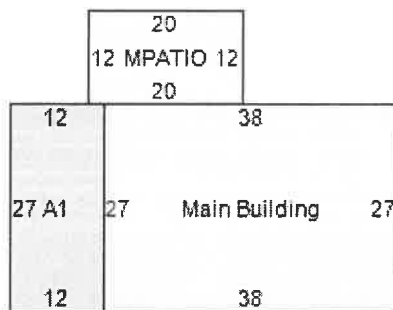
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
31200-LT. LIGHTING	\$24.92
11777-APC FEE	\$23.66

#### Current Year Rollback Summary

Non Business Credit	-\$321.84
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$2,897.06

#### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$3,858.75	-\$3,858.75	\$1,812.65	-\$1,812.65	\$1,786.63	-\$1,786.63	\$0.00



Item	Area
Main Building	1026
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO - 33:MA_PT CONC/MAS PATIO	240



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**AI-11078**

**6. E.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-30 The property owner, Shirley Criswell, is in violation of Section 1313 of the Property Maintenance Code at property located at 5901 Pennywell Drive.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Picture

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# Memorandum

Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 28, 2025  
Subject: PMRB Case No. 25-30

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Shirley Criswell  
5901 Pennywell Dr.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 5901 Pennywell Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04h4 Landscaping/Lawn Maintenance

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos,  
Property Tax summary



**Overview:**

The property at 5901 Pennywell Dr. is in violation of City code as it pertains to maintenance of the landscaping, specifically noxious weeds not being trimmed and removed from the property, particularly along the house and fence-line.

Section 1313.04h4 states ; "... All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining 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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows the overgrowth on 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.

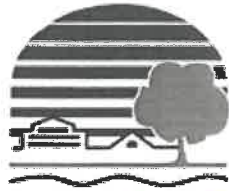
The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.





**HUBER  
HEIGHTS**  
Come Grow With Us!

**Case #:** 20251174

**Case Date:** 06/26/25

**Case Type:**

**Description:** WEEDS/TREES GROWING THROUGH OUT FLOWER BED AND FENCE

**Violation Type:** LANDSCAPING/LAWN

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Sherry Woodward

*8-18 CHECK THIS AGAIN.  
USE A GRASS WEEDS  
E VIOLATION PLEASE.*

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00101 0034	5901 PENNYWELL DR		SHIRLEY CRISWELL		R-4

### Activities

Date	Activity Type	Description	Employee	Status
06/26/2025	2nd Letter	WEEDS HASNT BEEN COMPLETELY REMOVED-SW	Sherry Woodward	Completed
06/26/2025	1st Letter	WEEDS GROWING THROUGH FENCE, MAILING LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
07/15/2025	24 HR Letter	WEEDS HAVENT BEEN REMOVED-SW	Sherry Woodward	Completed
07/29/2025	Re-Inspection	NO PROGRESS MADE-SW	Sherry Woodward	PMRB

### Violations

Date	Violation	Description	Notes	Status
06/26/2025	LANDSCAPING/LAWN	SECTION 1313.04H4: All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.	PLEASE CUT ALL OVERGROWN GRASS OR UNSIGHTLY HEDGES/WEEDS/SHRUBS INCLUDING ALONG FENCE OR AGAINST THE HOUSE AND FLOWER BED!	To PMRB

### Uploaded Files

Date	File Name
06/26/2025	



06/26/2025





25-30

# Printable page

PARID: P70 00101 0034

PARCEL LOCATION: 5901 PENNYWELL DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

## Owner

Name

CRISWELL SHIRLEY J

## Mailing

Name

SHIRLEY J. CRISWELL

Mailing Address

5901 PENNYWELL DR

City, State, Zip

DAYTON, OH 45424

## Legal

Legal Description

10061 H C HUBER 32 SEC 3

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

## Sales

Date	Sale Price	Deed Reference	Seller	Buyer
10-JUN-96	\$100,000			
04-OCT-04		200400113974	HITEMAN LESLIE H AND	HITEMAN LESLIE P
04-OCT-04	\$131,900	200400113976	HITEMAN LESLIE P	RUE DONNA P
30-NOV-18		201800070309	RUE DONNA P	RUE RUSSELL L JR TR
01-MAY-19	\$134,500	201900022339	RUE RUSSELL L JR TR	CRISWELL SHIRLEY J

## Board of Revision

Tax Year	Case Number	BTA/CPC	Result
2014	Informal		Informal review complete

## Values



	35%	100%
Land	10,150	29,000
Improvements	56,670	161,900
CAUV	0	0
Total	66,820	190,900

**Building**

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1968
Total Rms/Bedrms/Baths/Half Baths	7/3/2/0
Square Feet of Living Area	1,881
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,881
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

**Current Year Special Assessments**

11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
31200-LT. LIGHTING	\$20.47

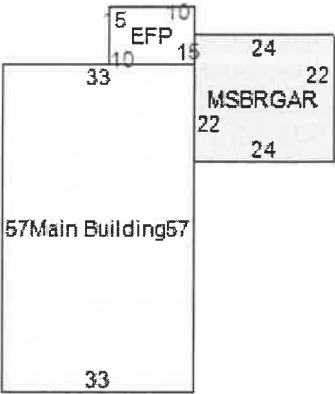
**Current Year Rollback Summary**

Non Business Credit	-\$358.42
Owner Occupancy Credit	-\$89.60
Homestead	-\$513.96
Reduction Factor	-\$3,226.36

**Tax Summary**

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,527.39	-\$1,022.84	\$1,505.82	\$0.00	\$2,010.37





Item	Area
Main Building	1881
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	528
EFP - 12:EFP ENCL FRAME PORCH	150







**AI-11079**

**6. F.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-31 The property owner, Danny Caldwell, is in violation of Section 1313 of the Property Maintenance Code at property located at 6219 Apache Street.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Pictures

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# Memorandum

Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 28, 2025  
Subject: PMRB Case No. 25-31

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Danny Caldwell  
6219 Apache St.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 6219 Apache St.

ZONING: RMV

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04h6 Outdoor Storage or Use

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary



**Overview:**

The property at 6219 Apache St. is in violation of the City's outdoor storage code. Numerous junk and discarded items have accumulated on this occupied property. This property has been a nuisance or years and has appeared before this board previously. There have also been several trash abatements performed here over the years.

- Section 1313.04h6 states ; A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. Lawn and power equipment must be kept in the backyard even when used on a regular basis. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows the items stored on the property as of 8/19/2025.

City zoning letters mailed to the owner of record have not been returned; there has been no communication from the owner/occupant to the Code Enforcement office. While the listed owner has been deceased for several years, his son occupies the property and has been spoken to by an officer and is well aware of the violation. His normal practice is to let the City clean up the property as he knows fees will be accessed to property taxes.

The tax record shows property taxes are not traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.





**HUBER  
HEIGHTS**  
*Come Grow With Us!*

**Case #:** 20250747

**Case Date:** 05/14/25

**Case Type:**

**Description:** JUNK IN FRONT OF HOUSE

**Violation Type:** OUTDOOR STORAGE OR USE

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Jeff Schwilk

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00202 0330	6219 APACHE ST		DANNY CALDWELL		RMV

### Activities

Date	Activity Type	Description	Employee	Status
05/14/2025	1st Letter	OBSERVED JUNK IN FRONT OF HOUSE. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
05/27/2025	2nd Letter	JUNK STILL IN FRONT OF PROPERTY. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/26/2025	Extension	DANNY IS MAKING PROGRESS CLEANING UP PROPERTY. -JS	Jeff Schwilk	Completed
08/07/2025	24 HR Letter	TRASH STILL IN FRONT OF HOUSE. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
08/19/2025	Re-Inspection	JUNK STILL IN FRONT OF HOUSE. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

### Violations

Date	Violation	Description	Notes	Status
05/14/2025	OUTDOOR STORAGE OR USE	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. This includes motor vehicles of any kind. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard.	REMOVE ALL JUNK FROM THE PROPERTY.	To PMRB

### Uploaded Files

Date	File Name
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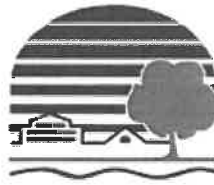
05/27/2025



05/14/2025







**HUBER  
HEIGHTS**  
Come Grow With Us!

25-31

**Case #:** 20250747

**Case Date:** 05/14/25

**Case Type:**

**Description:** JUNK IN FRONT OF HOUSE

**Violation Type:** OUTDOOR STORAGE OR USE

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Jeff Schwilk

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00202 0330	6219 APACHE ST		DANNY CALDWELL		RMV

### Activities

Date	Activity Type	Description	Employee	Status
05/14/2025	1st Letter	OBSERVED JUNK IN FRONT OF HOUSE. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
05/27/2025	2nd Letter	JUNK STILL IN FRONT OF PROPERTY. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/26/2025	Extension	DANNY IS MAKING PROGRESS CLEANING UP PROPERTY. -JS	Jeff Schwilk	Completed
08/07/2025	24 HR Letter	TRASH STILL IN FRONT OF HOUSE. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
08/19/2025	Re-Inspection	JUNK STILL IN FRONT OF HOUSE. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

### Violations

Date	Violation	Description	Notes	Status
05/14/2025	OUTDOOR STORAGE OR USE	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. This includes motor vehicles of any kind. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard.	REMOVE ALL JUNK FROM THE PROPERTY.	To PMRB

### Uploaded Files

**Date**  
05/27/2025

**File Name**





05/14/2025





# Printable page

PARID: P70 00202 0330  
PARCEL LOCATION: 6219 APACHE ST

NBHD CODE: 47010000

[Click here to view neighborhood map](#)

## Owner

Name

CALDWELL DANNY

## Mailing

Name

CALDWELL DANNY

Mailing Address

6219 APACHE ST

City, State, Zip

DAYTON, OH 45424

## Legal

Legal Description

330 , 331, 332, 333 MIAMI VILLA  
2-2-331,332,333

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

.1377

Deed

CF/T-05-022035

Tax District Name

HUBER HGTS.-H.H. CSD

## Sales

Date

23-FEB-05

Sale Price

CF/T-05-022035



Exterior Wall Material	MINUM/VINYL
Building Style	RANCH
Number of Stories	1
Year Built	1950
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	1,100
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,100
Basement	CRAWL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	OIL
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

### Current Year Special Assessments

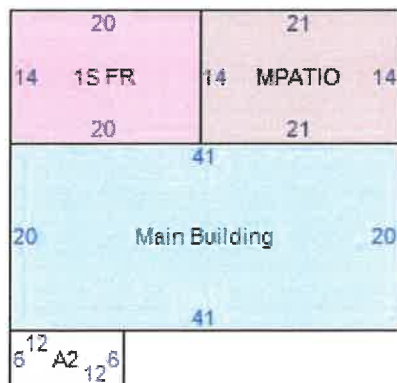
31100-D S+W DELQ SEWER + WATER	\$256.48
41003-MCD CAPITAL	\$35.07
11777-APC FEE	\$24.84
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31950-N.A.P. NUISANCE ABATEMENT PROG	\$2,347.41
41000-M.C.D. MIAMI CONSERVANCY DIST	\$117.47

### Current Year Rollback Summary

Non Business Credit	-\$48.34
Owner Occupancy Credit	-\$12.10
Homestead	-\$472.46
Reduction Factor	-\$435.06

### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$12,758.93	\$0.00	\$2,518.77	\$0.00	\$263.71	\$0.00	\$15,541.41



Item	Area
Main Building	820



1S FR - 10:1s FR FRAME

280

MPATIO/CANOPY - 33/32:MA\_PT CONC/MAS PATIO/CANPY CANOPY 72

WDK - 31:WDDCK WOOD DECKS

192

CANOPY - 32:CANPY CANOPY

240

MPATIO - 33:MA\_PT CONC/MAS PATIO

294









219



**AI-11080**

**6. G.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

PMRB 25-32 The property owner, Telesha Jones, is in violation of Section 1313 of the Property Maintenance Code at property located at 6133 Falkland Drive.

Background

Administrative Use Only

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Attachments

Staff Report

Case History

County information

Picture

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# Memorandum

## Staff Report for Meeting of 09/11/2025

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 28, 2025  
Subject: PMRB Case No. 25-32

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Telesha Jones  
6133 Falkland Dr.  
Huber Heights OH 45424

LOCATION OF VIOLATION: 6133 Falkland Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04h1 Gutters and Downspouts

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos,  
Property Tax summary



**Overview:**

The property at 6133 Falkland Dr. is in violation of City code as it pertains to maintenance of gutters and downspouts. The entire front section of spouting has become disconnected from the house and must be repaired or removed. Spouting is not a requirement, but if installed it must be properly maintained.

Section 1313.04h1 states ; "...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 in good repair. All exterior surfaces shall be maintained free of conditions reflective of deterioration or inadequate maintenance," (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

Inspection verifies the property does not meet the standards 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. The attached photo shows negligence and deterioration.

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 traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

**Staff recommendation is as follows:**

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance. The City's contractor will make the repair needed to reattach the spouting.





**Case #:** 20251203

**Case Date:** 07/01/25

**Case Type:**

**Description:** GUTTER/DOWNSPOUT IS HANGING

**Violation Type:** GUTTERS/DOWNSPOUTS

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Sherry Woodward

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01511 0074	6133 FALKLAND DR		TELESHA JONES	937.219.5897	R-4

## Activities

Date	Activity Type	Description	Employee	Status
07/01/2024	1st Letter	GUTTERS/DOWNSPOUT HANGING, MAILING LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
07/01/2025	2nd Letter	GUTTERS HASNT BEEN REPAIRED-SW	Sherry Woodward	Completed
07/22/2025	24 HR Letter	GUTTER HASNT BEEN REHUNG-SW	Sherry Woodward	Completed
08/05/2025	Re-Inspection	GUTTER STILL HANGING-SW	Sherry Woodward	PMRB

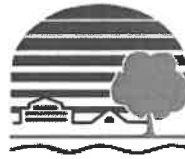
## Violations

Date	Violation	Description	Notes	Status
07/01/2024	GUTTERS/DOWNSPOUTS	SECTION 1313.04H1: The exterior of a structure shall be maintained in good repair to avoid blighting or influence of adjoining properties. (Ord. 95-0-824. Passed 9-11-95.)	PLEASE REPAIR OR REPLACE HANGING GUTTERS!	To PMRB

## Uploaded Files

Date	File Name
07/01/2025	





**HUBER  
HEIGHTS**  
Come Grow With Us!

25-32

**Case #:** 20251203

**Case Date:** 07/01/25

**Case Type:**

**Description:** GUTTER/DOWNSPOUT IS HANGING

**Violation Type:** GUTTERS/DOWNSPOUTS

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Sherry Woodward

#### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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#### Uploaded Files

Date	File Name
07/01/2025	



# Printable page

PARID: P70 01511 0074  
PARCEL LOCATION: 6133 FALKLAND DR

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

## Owner

Name  
JONES J'ZAUMANDA TELESHA

## Mailing

Name JONES J'ZAUMANDA TELESHA  
Mailing Address 6133 FALKLAND DR  
City, State, Zip DAYTON, OH 45424 3819

## Legal

Legal Description 6430 H C HUBER 34-3  
  
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT  
Acres 0  
Deed  
Tax District Name HUBER HGTS.-H.H. CSD

## Sales

Date	Sale Price	Deed Reference	Seller	Buyer
23-OCT-17	201700063033		WILLINGHAM HOMER L	WILLINGHAM HOMER L
02-NOV-21	202100084663		WILLINGHAM HOMER L	JONES J'ZAUMANDA TELESHA

## Values

	35%	100%
Land	10,010	28,600
Improvements	34,010	97,170
CAUV	0	0
Total	44,020	125,770

## Building



Exterior Wall Material CK  
 Building Style RANCH  
 Number of Stories 1  
 Year Built 1960  
 Total Rms/Bedrms/Baths/Half Baths 6/4/2/0  
 Square Feet of Living Area 1,404  
 Finished Basemt Living Area (Sq. Ft.) 0  
 Rec Room (Sq. Ft.) 0  
 Total Square Footage 1,404  
 Basement NONE  
 Central Heat/Air Cond CENTRAL HEAT WITH A/C  
 Heating System Type HOT AIR  
 Heating Fuel Type GAS  
 Number of Fireplaces(Masonry) 0  
 Number of Fireplaces(Prefab) 0

### Current Year Special Assessments

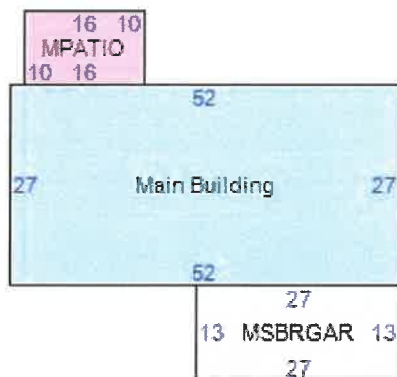
11777-APC FEE	\$24.84
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31200-LT. LIGHTING	\$35.61

### Current Year Rollback Summary

Non Business Credit	-\$236.12
Owner Occupancy Credit	-\$59.06
Homestead	\$0.00
Reduction Factor	-\$2,125.50

### Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$2,709.33	-\$2,635.23	\$1,314.92	\$0.00	\$1,412.94	\$0.00	\$2,801.96



Item	Area
Main Building	1404
MPATIO - 33:MA_PT CONC/MAS PATIO	160
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	351











**AI-11061**

**8. A.**

**Property Maintenance Review Board**

Meeting Date: 10/09/2025

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Information

Purpose

Without objection, the Minutes of the July 10, 2025, PMRB meeting are approved.

Background

Administrative Use Only

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Attachments

Minutes

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

**July 10, 2025**

- I. Mr. Winkler called the meeting to order at 6:30 p.m.

Oath of Office, Ali Shakhmandarov was sworn in.

- II. Present at the meeting: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler.

Members Absent: Mr. Roberts and Mr. Vaughn

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

III. **Approval of the Agenda**

Ms. Hess moved to approve the Agenda and Mr. Shakhmandarov seconded.

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 people present responded in the affirmative.

V. **Pending Business**

None.

VI. **New Business**

A. **PMRB Case 25-18**

**The property owner, KURT LOVMARK, is in violation of Section 1313 of the Property Maintenance Code at property located at 5822 Stonegate Court.**

**Motion** made by Ms. Cromer to declare the property a nuisance. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.



**B. PMRB Case 25-19**

**The property owner, KRISTOPHER WILLIAMS, is in violation of Section 1313 of the Property Maintenance Code at property located at 4941 Arrowview Drive.**

**Motion** made by Mr. Darrin to declare the property a nuisance. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**C. PMRB Case 25-20**

**The property owner, KHALILOVA TURSUNONA, is in violation of Section 1313 of the Property Maintenance Code at property located at 6007 Blackford Way.**

Mr. Millard explained that the property is now compliant and asked for the case to be dismissed.

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

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss the case carries 5-0.

**D. PMRB Case 25-22**

**The property owner, R DEDE, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 6640 Brandt Pike.**

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Ms. Cromer.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**E. PMRB Case 25-23**

**The property owner, DAMITA MAHONE, is in violation of Section 1313 of the Property Maintenance Code at property located at 6374 Harshmanville Road.**

**Motion** made by Mr. Darrin to declare the property a nuisance. Seconded by Mr. Shakhmandarov.



Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**VII. Additional Business**

None

**VIII. Approval of Minutes**

Without objection, the minutes of the June 12, 2025, PMRB meeting are approved.

**IX. Upcoming Meetings**

August 14, 2025  
September 11, 2025

**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:54 p.m.

\_\_\_\_\_  
**Richard Winkler, Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Geri Hoskins, Administrative Assistant**

\_\_\_\_\_  
**Date**