

STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN

Claimant: City of Highland Heights, 176 Johns Hill Road, Highland Heights, Kentucky 41076
Property Owner: Mark Benson
Property Address: 125 Bon Jan Lane Highland Heights, Kentucky 41076
Legal Description: Situated, lying and being in Highland Heights, Campbell County, Kentucky, and being all of Lot Numbered Nine (9) of Combs Subdivision as shown on plat recorded in Plat Book 32G of the Campbell County records at Newport, Kentucky
P.I.D.N. 999-99-22.002.00 **GROUP NO.** 41110/G3
Book/Page Ref: D589/PG334

Pursuant to the authority of Kentucky Revised Statute § 381.770 and any other applicable law, this City Assessment and Enforcement Lien is hereby filed by Claimant, City of Highland Heights. Said lien is for labor, materials, and/or supplies provided by the City of Highland Heights for correction of City Code Enforcement violation(s) at the above-described property, which has not been paid.

As of this 18th day of December, 2023, there is an amount due of \$750.00 plus interest, costs and attorney's fees as allowed by law, upon which there are no just credits or set-offs known to it, and which is secured by this City Assessment and Enforcement Lien which is hereby asserted upon and covers the above-described property and the improvements thereto (the "Property").

The undersigned and authorized agent for City of Highland Heights states that she has read the foregoing and that it is all true to the best of her knowledge and belief.

CITY OF HIGHLAND HEIGHTS

DOCUMENT NO: 5315485
RECORDED: December 18, 2023 10:46:00 AM
TOTAL FEES: \$23.00
COUNTY CLERK: JIM LUERSEN
DEPUTY CLERK: ROBIN THOOLEN
COUNTY: CAMPBELL COUNTY
REG BRANCH: NEW DOC BRANCH: NEW
BOOK: ENC92 PAGES: 166 - 167

By: Jeanne M Pettit
Name: Jeanne Pettit
Title: City Clerk/Treasurer

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

Subscribed and sworn to before me by JEANNE PETTIT, this 18th day of December, 2023.

Cassandra Ann Williams

Notary Public

My Commission Expires: 8/25/2026

Notary ID# KYNP57801

This instrument was prepared by:

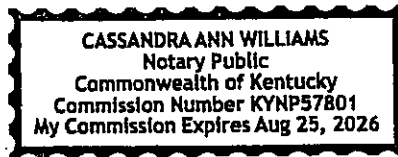
Michelle Eviston

Michelle Eviston (KBA Attorney # 95362)

City Attorney, Highland Heights

319 York Street, Newport, Kentucky 41071

Telephone: (859) 491-7700; Fax: (859) 491-4025





HIGHLAND HEIGHTS POLICE

Home of Northern Kentucky University

176 Johns Hill Road
Highland Heights, KY 41076
www.hhky.com

Phone 859-441-8956
Fax 859-441-8963

CIVIL CITATION

Mark Benson
125 Bon Jan Lane
Highland Heights KY, 41076

Date 10/04/2023

Citation : 0799

Highland Heights Zoning Ordinance Violation: 302.4 Grass/Weeds in excess of 8 inches

Fine Payable if Uncontested: \$100 if paid within 7 days.
Maximum Fine: \$200 if not paid within seven (7) days or unsuccessfully appealed.

You are notified that you are in violation of the above section of the Highland Heights, Kentucky Ordinance. **IF YOU DO NOT CONTEST** this citation, you must pay the amount shown above as "Fine Payable if Uncontested" at the office of the City Clerk/Treasurer, 176 Johns Hill Road, Highland Heights, KY 41076 within seven (7) days of the date of this Citation.

If you choose to **APPEAL** this citation, you must file your appeal, in writing, to the Highland Heights Code Enforcement Board within Seven (7) days of the date of this Citation. Your appeal statement must be submitted to the office of the City Clerk/ Treasurer, 176 Johns Hill Road, Highland Heights, KY 41076. If you appeal and the Board upholds this Citation, the Board may impose any penalty up to the "Maximum Fine" shown above.

FAILURE to pay the fine or appeal within Seven (7) days will result in waiver of your right to a hearing and a final determination that a violation was committed will be entered. The fine stated above shall be imposed and it, along with costs of collection, may be collected as a debt in a court of law. The fine shall be a lien on any property, which you may own.

The Citation Officer's signature below certified that this Citation was delivered personally to the above named person, or by leaving the notice at the person's usual place of residence with an individual residing therein who is eighteen (18) years of age or over and who is informed of the contents of the Citation, or delivery by Certified U.S. Mail.

Citation Officer's Name: David Fornash – Code Enforcement Officer

Citation Officer's Signature: _____



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09-26-2023

RE: Condition of Property: 125 Bon Jan Lane

Dear Resident,

The Code Enforcement Office has received a complaint about the current condition of your property. According to the attached copy of City Ordinance(s), property conditions are in violation of said codes and need to be remedied as quickly as possible. If property is not brought within compliance within 7 days of the date shown above, you may be subject to a fine and received a city citation.

Specifically, (302.4 Grass and Weeds in excess of eight inches)

If you have any questions, I can be reached by the contacts listed below. We appreciate your cooperation in this matter. If you need help in this matter, there may be services available to you through local groups or agencies.

Respectfully,

Dave Fornash
Code Enforcement Officer
dfornash@hhky.com
859-442-6919



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Abatement Notice

10-25-23

Mark Benson
125 Bon Jan Lane
Highland Heights KY, 41076

RE: Violations of Section 302.4 of the Highland Heights Ordinance Weeds and Grass in excess of eight (8) inches.

Dear Mr. Benson

Enclosed with this Letter is the "NOTICE TO ABATE" that requires you to complete the cleanup of the property within 14 days (10-25-23). All grass must be cut and weeds must be removed from the property. A letter and citation has been issued and the property is still not in compliance with the city ordinance.

If Weeds and grass are not cut and clippings removed by (11-04-23) it will be subject to removal by the City of Highland Heights. You will be billed for the cost of the abatement by the City of Highland Heights.

Sincerely,

David Fornash,
Code Enforcement Officer



Abatement of Violation Invoice

City of Highland Heights

176 Johns Hill Road
 Highland Heights, KY 41076
 (859) 441-8575
slhman@hhky.com

W.O. NO. 11062023-1
 DATE November 7, 2023

Work Location: 125 Bon Jan Ln.

TO Mr. Mark Benson
 125 Bon Jan
 Highland Heights, KY 41076

JOB Mow yard, trim around house, fence and poles.

Qty.	Equipment	Hours	Description	Rate	LINE TOTAL
1	Exmark Mower		Zero Turn Mower	\$ 75.00	\$ 75.00
2	Weed Trimmer		Stihl Trimmers	\$ 10.00	\$ 20.00
1	Blower		Stihl Back Pack Blower	\$ 15.00	\$ 15.00
1	Truck & Trailer		Pick up and Mower Trailer	\$ 100.00	\$ 100.00
1	Hedge Trimmer		Stihl Hedge Trimmer	\$ 15.00	\$ 15.00
3	Employees	1 ea.	Mowing, weed eating, blowing	\$ 55.00	\$ 165.00
1	Administrative Work			\$ 60.00	\$ 60.00
1	Filing Fee		Will be removed if paid in 30 days from date of invoice.		
1.0	Administrative Work	1		\$ 60.00	\$ 60.00
1.0	Filing Fee	1	Will be removed if paid in 30 Days from date of invoice	\$ 100.00	\$ 100.00

In accordance with city ordinance 10-2008, Abatement of Violations relative to neglected vacant and/or abandoned Real Property is considered a public nuisance. Reasonable attempts to notify the property owner were made to correct the violations and have failed. The Public Works Department has abated the violation(s) and will file a lien per this invoice for recovery of funds expended for such abatement.

TOTAL \$ ~~610.00~~

\$ 550.00