

STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN

Claimant: City of Highland Heights, 176 Johns Hill Road, Highland Heights, Kentucky 41076

Property Owner: Neal and Amanda McFarland

Property Address: 126 Ridge Hill, Highland Heights, Kentucky 41076

Legal Description: Situated in the City of Highland Heights, County of Campbell and Commonwealth of Kentucky, to-wit:

Being Lot Number Fifty-Five (55), Knollwood Subdivision, Section Six (6) as shown by Plat Recorded in Plat Book 10-A, Page 20-A-5, of the Campbell County Clerk's Records at Newport, Kentucky.

P.I.D.N. 999-99-21-148.00 **GROUP NO.** 41382/O2

Book/Page Ref: D788/PG822

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 1st day of September, 2025, there is an amount due of \$475.00 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").

DOCUMENT NO: 5992012
RECORDED: September 19, 2025 03:03:00 PM
TOTAL FEES: \$23.00
COUNTY CLERK: JIM LUERSEN
DEPUTY CLERK: SARAH SCHWEIGERT
COUNTY: CAMPBELL COUNTY
REG BRANCH: NEW DOC BRANCH: NEW
BOOK: ENC95 PAGES: 120 - 121

COPY

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

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

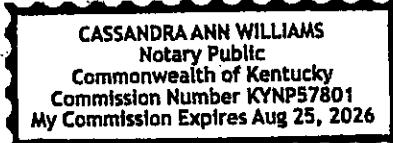
COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

Subscribed and sworn to before me by JEANNE PETTIT, this 19th day of September, 2025

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



Statement

City of Highland Heights

176 Johns Hill Road

Date

9/12/2025

To:

NEAL AND AMANDA MCFARLAND
126 RIDGE HILL DR.
HIGHLAND HEIGHTS, KY 41076

Date	Transaction	Amount Due	Amount Enc.
		\$475.00	
		Amount	Balance
12/17/2024	INV #2819. Due 12/17/2024. Orig. Amount \$25.00. 1ST OFFENSE --- 43100-CODE ENFORCE 1ST OFFENSE, 1 @ \$25.00 = 25.00 --- --- NO PENALTY APPLIED PER D. FORNASH	25.00	25.00
01/15/2025	INV #2821. Due 01/15/2025. Orig. Amount \$100.00. 2ND OFFENSE --- 43100-CODE ENFORCE 2ND OFFENSE, 1 @ \$100.00 = 100.00 --- --- NO PENALTY APPLIED PER D. FORNASH	100.00	125.00
01/30/2025	INV #2861. Due 01/30/2025. Orig. Amount \$250.00. 3RD OFFENSE --- 43100-CODE ENFORCE 3+ OFFENSE, 1 @ \$250.00 = 250.00 --- --- NO PENALTY APPLIED PER D. FORNASH	250.00	375.00
09/08/2025	INV #3328. Due 09/08/2025. Orig. Amount \$100.00. LIEN FEE --- 46999 FILING FEE, 1 @ \$100.00 = 100.00	100.00	475.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE
0.00	100.00	0.00	0.00
OVER 90 DAYS PAST DUE	Amount Due		
375.00	\$475.00		

Lien Amount



CITY OF HIGHLAND HEIGHTS

176 Johns Hill Road, Highland Heights, KY 41076-1498 P: 859-441-8575 F: 859-441-8293 www.hhky.com

HOME OF NORTHERN KENTUCKY UNIVERSITY

TDD: 1-800-648-6057

September 4, 2025

LIEN NOTICE

Dear Property Owner/Occupant:

The City of Highland Heights is sending this letter to you as a property owner/occupant having received an abatement and/or violation on your property. There has been no attempt to pay the invoice, therefore, a lien will be placed on your property and the amount due will be added onto your property tax bill.

Liens will be released upon payment in full of the enclosed statement. You can pay by check, cash or credit card. If you have any questions or concerns, please contact our office, Monday through Friday 8AM to 4PM.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Jeanne Pettit'.

Jeanne Pettit, City Clerk/Treasurer

Inv# 2819 ①



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

12/17/2024 1021 hours

MCFARLAND NEAL II MCFARLAND AMANDA
126 RIDGE HILL DR
HIGHLAND HEIGHTS, KY 41076

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

302.4 Grass / Weeds in excess of 8 inches

9.08 No Rubbish / Salvage Material / Non-working Items / Junk to be left in open.

City Ord. 50.04 Maintaining Private Property

There has been no attempt to clean up property. If the property is not cleaned up, another citation will be issued for the amount between \$250.00 and \$500.00. Fines double after seven (7) days.

Fine Payable if Uncontested: \$25.00 if paid within 7 days.

Maximum Fine: \$100.00 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 First Class U.S. Mail.

Citation Officer's Name: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv# 2821 ②



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

01/15/2025 0916

MCFARLAND NEAL II MCFARLAND AMANDA
126 RIDGE HILL DR
HIGHLAND HEIGHTS, KY 41076

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

302.4 Grass / Weeds in excess of 8 inches

9.08 No Rubbish / Salvage Material / Non-working Items / Junk to be left in open.

City Ord. 50.04 Maintaining Private Property

Please address the issues listed above and see attached paperwork for definitions. The next citation will be issued next week and the minimum fine will be \$250 and Maximum fine will be \$500. It is understandable that the grass has not been cut due to the snow. Please take care of the rest of the issues.

Fine Payable if Uncontested: \$100.00 if paid within 7 days.

Maximum Fine: \$200.00 if not paid within seven (7) days or unsuccessfully appealed.

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Citation Officer's Name: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:



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Phone 859-441-8956
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01/30/2025 0908 hours

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126 RIDGE HILL DR
HIGHLAND HEIGHTS, KY 41076

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

9.08 No Rubbish / Salvage Material / Non-working Items / Junk to be left in open.

City Ord. 50.04 Maintaining Private Property

ORD 09-2009 Trash Containers Kept Beyond Front Wall of Dwelling Shall Be Screened

The property at the above address is still out of compliance with the City of Highland Heights Zoning Ordinances and is subject to be set for abatement if the violations are not corrected. Please feel free to contact me at dformash@hhky.com or 859-442-6919.

Fine Payable if Uncontested: \$250.00 if paid within 7 days.

Maximum Fine: \$500.00 if not paid within seven (7) days or unsuccessfully appealed.

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Citation Officer's Signature: