

June 26, 2018

**CERTIFIED MAIL-RETURN RECEIPT**

Bank of America NA  
c/o BAC, M/C: CA6-914-01-43  
1800 Tapo Canyon Road  
Simi Valley, CA 93063

Re: Maidencreek Township, Berks County, PA  
Property Maintenance Code Violation  
195 Sandhurst Blvd.  
GVC File: 3026-007

**NOTICE OF VIOLATION**

Dear Mr. & Mrs. Harnett:

Great Valley Consultants (GVC) is the Building Code Official and Zoning Officer for the Township of Maidencreek. We have also been appointed as the Property Maintenance Code Official by the Township.

We have been notified by the Township that there have been complaints about the condition of the property at 195 Sandhurst Blvd. We visited the property on May 22, 2018 and found the height of the grass and weeds have exceeded the height of ten inches (10").

This is a violation of the 2000 International Property Maintenance Code as adopted by the Township of Maidencreek on July 12, 2001 by Ordinance No. 179, Section 302.4 which states:

**302.4 All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.**

**You are hereby notified that the grass and weeds must be cut within seven (7) days within receipt of this letter. Failure to comply may result in a citation being issued, with possible fines imposed.**

Should you have any questions, please contact this office.

Sincerely,



TERRENCE J. NAUGLE, R.A.  
Zoning Officer / Building Code Official

TJN:FP:lamm

Enclosure

cc: Diane Hollenbach  
Eugene Orlando





**Ownership Information**

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UPI / Property ID: 61542113141668  
Location Address: 195 SANDHURST BL  
Owner's Name: HARTNETT SEAN & JOANNE  
  
Mailing Address: 195 SANDHURST BLVD BLANDON PA 19510  
Municipality: MAIDENCREEK  
School District: FLEETWOOD AREA  
Map PIN: 542113141668  
Account #: 61001412

**Recorded Documents**

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Deed / Instrument #: 4872 1585  
Deed Date: 20060509  
Deed Amount: 248139  
Deed Reference 1:  
Deed Reference 2:  
Plan: 0261 0058  
Lot: 189

**Property Details**

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Homestead Status: ACCEPTED: EFFECTIVE 07/01/2008  
Market Land Value: 41900  
Assessed Land Value: 41900  
Building Value: 142700  
Total Assessed Value: 184600  
Property Class: RESIDENTIAL  
Land Use Code: 111  
Clean & Green Year:  
Net Acreage: 0.38  
Description: 2 STORY ALUM/VINYL/STL

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