

Re: Violation of DORs - 3 Complaints

5 messages

Michael Jans <michaeljans@gmail.com>

Tue, Jul 19, 2022 at 11:47 AM

To: Robert Tattle <rtattle@gmail.com>

Cc: Diana Cole <thia@tontohills.net>, Bud Tolp <bud.tolp.az@gmail.com>, Ann Dechiara <anndichiara@aol.com>, kathleen kuchta <kathleenkuchta@msn.com>, robyn <rmcb2002@msn.com>, James Gibbs <captgus34@gmail.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, Kimberly Westhoff <kym.ravensview@gmail.com>, cpenningtonexi@gmail.com

Robert, thank you for your message.

1. By way of this email, I am informing the BoD that they may choose to amend the agenda before it is accepted, with your requests as presented.
2. In your message, you indicate that you "understand that Maricopa County requires parking lots to be paved." Can you cite the relevant ARS? (I suspect, however, that paving shall remain an MC issue, as there is no pertinent provision I'm aware of in THIA governing documents. Have you submitted a complaint to the County?)
3. The proximity of this message to the BoD meeting tomorrow may prohibit me from reaching out to the owners of Lot 199 prior to this month's meeting.
4. Regarding the portable toilet, I'm assuming that your comment, "...It is most attractive..." is a typographical error.
5. The item will remain on the agenda, however, please note that we have communicated with the owner of Lot 215 regarding the construction materials, and he responded thusly: "Please accept our apologies. Our contractor indicated that the material stacked on the front side of our parking area on pallets was going to be picked up a few weeks ago. I will remind him that this needs to take place next week. I will confirm back once he gives me a date that this is taken care of."
6. By way of this message, I am informing the owners of Lot 215 and Raven's View of your complaints.

All the best, Michael

On 18 Jul 2022 at 18:48 , Robert Tattle <rtattle@gmail.com> wrote:

Dear Michael and Diana,

I wish to raise what I consider to be legitimate violations of the THIA DORs and ask that the THIA Board of Directors take them into consideration for remedial action.

The complaints are:

Lot 199. A portable toilet has been placed at the side of Deer Trail for a significant period of time (I don't have the date that it was placed there but I believe it has been there for 4+ months). It is most attractive and does nothing to enhance the value of the adjoining properties.Lot 215A. A large pile of construction materials have been left on the driveway of the property for three or more months. Their placement is somewhat ironic given that the owner of that lot recently raised a complaint about unsightly debris and vegetation against the owner of lot 209. The unsightly placement of the construction materials on lot 215 are visible from the entrance of the THIA, and are detrimental to the aesthetics of the association as a whole.Raven's View. The existing construction was originally approved for a total of 16 lots (I believe the original plans for the construction called for 8 parking lots but that was later expanded to 16). Frequently there are more than 30 (and I have counted in excess of 40) vehicles parked in that area. In addition, many of those cars are parked on a catchment basin and leach field which is not approved for vehicular parking. Note also that the parking area is unpaved and a source of dust for nearby residents. I also understand that Maricopa County requires parking lots to be paved.

I believe that the failure of the THIA Board to address the very obvious and long-term violation of the THIA/ACC approved parking by the owner of Raven's View has both contributed to and will prove prejudicial to the current litigation between the Raven's View owner and another THIA resident.

Kindly address these three complaints at your earliest convenience.

Kind Regards
Robert Tattle
Lot 188

Kind Regards

Sender notified by
Mailtrack**Diana Cole** <desertrock85@gmail.com>
To: Michael Jans <michaeljans@gmail.com>

Tue,

This is all I have for Lot #199

199	Woodley	Carol	42001 N Deer Trail	4201 Preserve Parkway North	Greenwood Village	CO
-----	---------	-------	--------------------	-----------------------------	-------------------	----

[Quoted text hidden]

Michael Jans <michaeljans@gmail.com>
To: Diana Cole <desertrock85@gmail.com>

T

We don't have a phone or email? Hmm...

Well, if it's a violation - and I'm not sure it is - I guess we'll be writing a letter. M.



On 19 Jul 2022 at 12:8 , Diana Cole <desertrock85@gmail.com> wrote:

This is all I have for Lot #199

199	Woodley	Carol	42001 N Deer Trail	4201 Preserve Parkway North	Greenwood Village	CC
-----	---------	-------	--------------------	-----------------------------	-------------------	----

----- Forwarded message -----

From: Michael Jans <michaeljans@gmail.com>

Date: Tue, Jul 19, 2022 at 11:49 AM

Subject: Re: Violation of DORs - 3 Complaints

To: Robert Tattle <rtattle@gmail.com>

Cc: Diana Cole <thia@tontohills.net>, Bud Tolp <bud.tolp.az@gmail.com>, Ann Dechiara <anndichiara@aol.com>, kathleen kuchta <kathleenkuchta@msn.com>, robyn <rmb2002@msn.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, Kymberly Westhoff <kym.ravensview@gmail.com>, <cpennin

[Quoted text hidden]

Diana Cole <desertrock85@gmail.com>
To: Michael Jans <michaeljans@gmail.com>

Tue, Jul 19, 2022 at 2:03 PM

Michael,
I don't have anything else for Lot#199.
If you want to wait til the board meeting, we can discuss if it's a violation before you contact them.
Maybe the ACC can look into this first to see if they have building going on?. Also to confirm ownership of the port a john.
Diana

[Quoted text hidden]

Robert Tattle <rtattle@gmail.com>
To: Michael Jans <michaeljans@gmail.com>

Tue, Jul 19, 2022 at 7:41 PM

Cc: Diana Cole <thia@tontohills.net>, Bud Tolp <bud.tolp.az@gmail.com>, Ann Dechiara <anndichiara@aol.com>, kathleen kuchta <kathleenkuchta@msn.com>, robyn <rmb2002@msn.com>, James Gibbs <captgus34@gmail.com>, Jacki & Charlie Hoagland <jphoagland@gmail.com>, Nancy Nelson <nancywnelson@gmail.com>, Kymberly Westhoff <kym.ravensview@gmail.com>, cpenningtonexi@gmail.com

Michael,
Thank you for your quick response to my email. In answer to your two questions:

Item 2: The relevant Maricopa County instruction is 18.105.050, paragraph E. To wit:

E. *Surfacing.* All parking spaces and driveways shall be paved and maintained with asphalt or other surface approved by the zoning administrator. Plans shall contain a cross-section of the parking lot indicating the composition and thickness of the materials to be used, as well as indicating the structural strength of the parking area. Any approval of an alternative dust-control surface by the zoning administrator shall specify and require routine maintenance method(s) and schedule. Failure by the owner of the site to maintain the alternative surface according to the approved method(s) and schedule shall be considered a violation of this code.

If the owner of the property has received County approval for an alternative "dust-control surface" I have seen no evidence of routine maintenance of such. Perhaps it is in the Board's jurisdiction to request proof that such a schedule both exists and has been applied? Further, I suspect there is a conflict between the County requirement for disclosure of the structural strength of the parking area and the use of the retention basin and leach field by the owner for customer parking. Whilst the former implies a certain mandated, quantitative structural integrity of those two areas, the use of those areas for parking would likely jeopardise the required integrity.

Item 4. This should read "It is a most unattractive"

Thank you again

Robert Tattle
[Quoted text hidden]