

# Tonto Hills Improvement Association

President: Michael Jans  
Vice President: Nancy Nelson  
Treasurer: Kathleen Kuchta  
Secretary: Diana Cole

Code Enforcement Division

July 5, 2022

Code Compliance Officer Michael Ordahl

[Michael.Ordahl@maricopa.gov](mailto:Michael.Ordahl@maricopa.gov)

Dear Officer Ordahl,

I am the President of the Tonto Hills Improvement Association (THIA) which is comprised of approximately 200 property owners in the Tonto Hills subdivision in Maricopa County.

THIA has received numerous complaints concerning the property located at 42421 N SOMBRERO RD CAVE CREEK 85331, parcel number 219-12-125 owned by the Steven Rensel Trust. The owner has continuously parked numerous vehicles (some believed to be unregistered and uninsured) on the property in violation of Maricopa County Zoning Ordinance Articles 1102.9.4 and 1102.9.5 for many years. It is our understanding that your department has received an individual complaint from Mr. Alexander Hellge concerning this action. The THIA Board of Directors, on behalf of the community members, wish to join the complaint, case number V202201198. A complaint filed with THIA in 2017 was never acted on, as Mr. Rensel was the President of THIA at the time. This 2017 complaint by Mr. John Pape shows (in the attached pdf) many of the vehicles that are parked in 2022 at this residence.

As a non-profit Improvement Association, we are not able to levy financial penalties such as an HOA does to encourage a homeowner to remedy complaints. We ask that you investigate the action of the property owner and the condition of the property and if they are found to be in violation, require that the owner of the property remove all vehicles to be in compliance with the Maricopa zoning ordinances. There is significant concern from the community, especially the surrounding property owners, of the fire danger and potential leaks of fuel or other contaminants. The property is adjacent to the Desert Mountain community which also poses a fire threat to that community.

Very Respectfully,

Michael Jans

Attachments:

- 1) 2017 complaint from Mr John Pape owner of an adjacent lot. (attachment with photos embedded)
- 2) 2018 letter from Mrs Pape as follow asking for removal cars.

