

**RESOLUTION NO. 31 , 2025**

**A RESOLUTION AUTHORIZING AN ASSESSMENT FOR THE  
CUTTING OF NOXIOUS WEEDS AND REMOVAL OF DEBRIS/TRASH  
AT 10039 WINDZAG LANE, MONTGOMERY, OHIO 45242**

**WHEREAS**, the City of Montgomery, in Chapter 302 of the Property Maintenance Code, regulates against noxious weeds and the accumulation of debris/trash upon private property within the City, provides a method for notifying non-complying property owners to cut said weeds and to remove debris/trash, and further outlines a procedure by which the City may cut and remove the weeds and litter if the owner fails to take action within the time allowed; and

**WHEREAS**, the Montgomery Code of Ordinances and Ohio law allows the City to place a lien against real property for the charges for the services in cutting noxious weeds and removal of debris/trash and the fees incurred administratively to provide notice to the non-complying property owner; and

**WHEREAS**, the City has followed its Code of Ordinances in notifying the owner of the real property at 10039 Windzag Lane, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0014-0184 as set forth in the attached copies of Affidavits; and

**WHEREAS**, the owner has failed or refused to take action within the time allowed pursuant to such notices; and

**WHEREAS**, the City, after submitting such notices, has twice entered upon the real property as permitted by law to cut and remove the weeds at a cost of \$600.00; and

**WHEREAS**, the City now desires to assess a lien upon said real property for the cost incurred by the City to cut and remove such weeds and additional administrative fees of \$50.00 as allowable by law.

**NOW THEREFORE, BE IT RESOLVED**, by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** Pursuant to Ohio law and the Code of Ordinances of the City of Montgomery, Council hereby makes this written return to the Auditor of Hamilton County, Ohio, and requests that the Auditor place a lien against the real property located at 10039 Windzag Lane, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0014-0184, in the amount of \$650.00, which includes the cost of abatement and the administrative fees. The Auditor is requested to place said assessment against the real property upon the tax duplicate as is authorized by Ohio law to collect the same according to law and to return such collections to the City.

**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

PASSED September 3, 2025

ATTEST Connie M. Gaylor  
Connie M. Gaylor, Clerk of Council

Ronald G. Messer  
Ronald G. Messer, Mayor

APPROVED AS TO FORM

Terrence M. Donnellon  
Terrence M. Donnellon, Law Director

## Property Report

Parcel ID  
603-0014-0184-00Address  
10039 WINDZAG LNIndex Order  
Parcel NumberTax Year  
2024 Payable 2025

## Property Information

<b>Tax District</b> <b>School District</b>	211 - MONTGOMERY-SYCAMORE CSD SYCAMORE CSD	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 60305 - MONTGOMERY 05 <u>Sales</u>	<b>Auditor Land Use</b> 510 - SINGLE FAMILY DWLG	
<b>Owner Name and Address</b> WILSON ALLAN R 10039 WINDZAG LN CINCINNATI OH 452425846 (Questions? 946-4015 or <a href="mailto:county.auditor@auditor.hamilton-co.org">county.auditor@auditor.hamilton-co.org</a> )	<b>Tax Bill Mail Address</b> WILSON ALLAN R 10039 WINDZAG LN CINCINNATI OH 452425846 (Questions? 946-4800 or <a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> )	
<b>Assessed Value</b> 131,970	<b>Effective Tax Rate</b> 56.481476	
<b>Property Description</b> WINDZAG LN 101.12 X 197.36 IRR LOT 15 BAYWYN FARM 2ND SUB BLK B		

## Appraisal/Sales Summary

Year Built	1971
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	2
Last Transfer Date	4/16/1998
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	AF - Affidavit (EX)
Deed Number	837909
# of Parcels Sold	1
Acreage	0.495

## Tax Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	128,450
CAUV Value	0
Market Improvement Value	248,600
Market Total Value	377,050
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$0.00</b>

## Notes

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

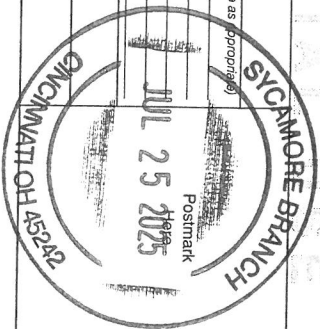
Sent To

Wilson

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2037 7984 52

5/6



# CITY OF MONTGOMERY NOTICE

This property has been found to be in violation of the City of Montgomery Code of Ordinances.

The following item(s) need correction to be compliant with the adopted regulations of the City of Montgomery:

☒ Weeds/Tall Grass: Section 302.11

Grass and weeds shall not exceed a height of 6".

☐ Tree Removal/Maintenance: Section 302.10  
Dead tree(s) need to be removed.

☐ Sanitation/Rubbish: Sections 302.1, 302.2  
Exterior property shall be free of rubbish or discarded materials.

☐ Motor Vehicles: Section 302.16  
Vehicles must be parked on a hard surface and be operable with a current registration.

☐ Work without Permit(s): Sections 51.02, 150.1202, 152.02  
Work being completed requires a building zoning and/or right of way permit.

Additional Comments/Other \_\_\_\_\_

Address 10039 WINDBAG

Property needs to be brought into compliance no later than 5/11/2025

Thank You, GREG VANDERBEEK  
City of Montgomery

If you have questions, please contact:





# MONTGOMERY

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Additional Comments/Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Address 10039 Windsor

Property needs to be brought into compliance no later than 1/1/2017

Thank You, [Signature]

City of Montgomery

If you have questions, please contact:



CITY OF  
**MONTGOMERY**

A CHARMING PAST. A GLOWING FUTURE.

COMMUNITY DEVELOPMENT  
DEPARTMENT

CITY OF MONTGOMERY, OHIO

Date: 5/12/2025

## NOTICE OF ABATEMENT

Notice is hereby given that the property mentioned below is in violation of §302.10.2 of the Montgomery Property Maintenance Code:

**GRASS/WEEDES IN EXCESS OF 6" AT 10039 WINDZAG LANE**

THE GRASS WILL BE CUT BY A CONTRACTOR HIRED BY THE CITY AND THE  
COST WILL BE CHARGED AGAINST THE PROPERTY.

YOU HAVE THE RIGHT TO APPEAL THIS NOTICE TO THE CITY MANAGER WITHIN 3  
DAYS OF THIS NOTICE.

CONTACT INSPECTOR GREG VONDEN BENKEN at 792-8347

Mon.–Fri. 8:00 am – 4:30 pm

All persons acting contrary to this order, mutilating, or removing this notice are liable to arrest, unless such action is authorized by this Department.



## INVOICE

CITY OF MONTGOMERY

To: Allan R Wilson  
10039 Windzag Ln  
Montgomery, OH 45242

Attn: Finance Department  
10101 Montgomery Road  
Montgomery, Ohio 45242  
Phone (513) 891-2424

Date: 05/27/2025

Invoice #: Wilson/10039 Windzag

QUANTITY	DESCRIPTION		AMOUNT
1	Property Maintenance Abatement 05/23/2025 Grass Cutting 10039 Windzag Ln Montgomery, Oh 45242  Due Upon Receipt.		\$ 300.00
		SUBTOTAL	\$ 300.00
		ADMIN. FEE	\$ 25.00
		TOTAL DUE	\$ 325.00

Make all checks payable to: The City of Montgomery

If you have any questions concerning this invoice, contact Greg Vonden Benken at (513) 792-8347 or email [gvondenbenken@montgomeryohio.gov](mailto:gvondenbenken@montgomeryohio.gov)

THANK YOU!





## INVOICE

**CITY OF MONTGOMERY**

To: Allan Wilson  
10039 Windzag Lane  
Montgomery, Ohio 45242

Attn: Community Development, Greg Vonden Benken  
10101 Montgomery Road  
Montgomery, Ohio 45242  
Phone (513) 891-2424

Date: 07/25/2025

Invoice #: 10039 Windzag Lane

QUANTITY	DESCRIPTION		AMOUNT
1	Overgrown Property Maintenance  DUE UPON RECEIPT  UNPAID INVOICES WILL BE CHARGED AGAINST YOUR PROPERTY AS A TAX ASSESSMENT.		\$ 300.00
		SUBTOTAL	\$ 300.00
		Admin Fee	\$ 25.00
		TOTAL DUE	\$ 325.00

**Make all checks payable to: The City of Montgomery**

If you have any questions concerning this invoice, contact Greg Vonden Benken at 513-792-8347 or [gvondenbenken@montgomeryohio.gov](mailto:gvondenbenken@montgomeryohio.gov)

**THANK YOU!**

## CPM (Cutters Property Maintenance LLC)

PO Box 530  
Loveland, OH 45140  
(513) 697-1559



To:  
City of Montgomery (Mike Rogers)  
10101 Montgomery Road  
Cincinnati, OH 45242

p: (513) 792-8318

Invoice #	23837
Invoice Date	05/23/2025
Due Date	06/02/2025
<b>Amount Due</b>	<b>\$300.00</b>

Item	Quantity	Price	Line Total
Grass Cutting- Overgrown Property Control -10039 Windzag	1.0	\$300.00	\$300.00

Subtotal:	\$300.00
Tax:	\$0.00
Past Due Amount:	\$0.00
<b>Amount Due:</b>	<b>\$300.00</b>

You may pay using the following options:

1. Cash or Check (CPM)
2. Venmo @cpm2020 or 513-697-1559
3. Credit Card (4% processing fee automatically applied to the total when you choose to pay online or over the phone)

### Notes

Thank you for the opportunity to earn your business!

SCAN WITH PHONE CAMERA TO OPEN THIS INVOICE ONLINE



# CPM (Cutters Property Maintenance LLC)

PO Box 530  
Loveland, OH 45140  
(513) 697-1559



To:  
City of Montgomery Zoning and Code Compliance (Greg Vonden Benken)  
10101 Montgomery Road  
Montgomery, OH 45242

Invoice # 23897  
Invoice Date 07/25/2025  
Due Date 08/04/2025  
**Amount Due \$600.00**

p: (513) 792-8347

Item	Quantity	Price	Line Total
Overgrown Property Maintenance - 10039 Windzag	1.0	\$300.00	\$300.00
Overgrown Property Maintenance - 10360 Southwind Drive	1.0	\$300.00	\$300.00

Subtotal: \$600.00  
Tax: \$0.00  
Past Due Amount: \$0.00  
**Amount Due: \$600.00**

You may pay using the following options:

1. Cash or Check (CPM)
2. Venmo @cpm2020 or 513-697-1559
3. Credit Card (4% processing fee automatically applied to the total when you choose to pay online or over the phone)

## Notes

Thank you for the opportunity to earn your business!

SCAN WITH PHONE CAMERA TO OPEN THIS INVOICE ONLINE

