## RESOLUTION NO. 32, 2025

# A RESOLUTION AUTHORIZING AN ASSESSMENT FOR THE CUTTING OF NOXIOUS WEEDS AND REMOVAL OF DEBRIS/TRASH AT 10360 SOUTHWIND DRIVE, 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 10360 Southwind Drive, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0010-0071 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 entered upon the real property as permitted by law to cut and remove the weeds at a cost of \$300.00; 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 an additional administrative

fee of \$25.00 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 10360

Southwind Drive, Montgomery, Ohio 45242, being Auditor's Parcel Number 603-0010-

0071, in the amount of \$325.00, which includes the cost of abatement and the

administrative fee. 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 \_\_\_\_\_ M. Haylor Connie M. Gaylor, Clerk of Council

APPROVED AS TO FORM

Terrence M. Donnellon, Law Director

603-0010-0071-00

Parcel ID

10360 SOUTHWIND DR

Parcel Number Index Order

2024 Payable 2025 Tax Year

Appraisal Area School District Tax District 60305 - MONTGOMERY 05 211 - MONTGOMERY-SYCAMORE CSD SYCAMORE CSD

Owner Name and Address FERDINAND THEODORE W

CINCINNATI OH 45242 10360 SOUTHWIND DR

(Questions? 946-4015 or

Auditor Land Use 510 - SINGLE FAMILY DWLG

Tax Bill Mail Address

treasurer.taxbills@hamilton-co.org (Questions? 946-4800 or CINCINNATI OH 45242 10360 SOUTHWIND DR FERDINAND THEODORE W

Effective Tax Rate

56.481476

Images/Sketches www.HamiltonCountyAuditocorg 603-0010-0071-00 05/15/2021

Total Tax \$6,305.45

Assessed Value

county.auditor@auditor.hamilton-co.org)

126,130

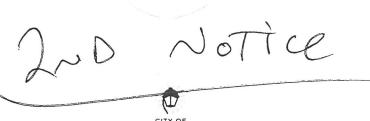
**Property Description**WESTWIND LE 93.95 X 221.04 IRR LOT 48 FAIRWIN D ACRES BLK B

0,477	Acreage
	# of Parcels Sold
	Deed Number
QE - Quit Claim Deed (EX)	Deed Type
184097	Conveyance Number
\$0	Last Sale Amount
9/25/2018	Last Transfer Date
0	# Half Bathrooms
2	# Full Bathrooms
3	# Bedrooms
6	Total Rooms
1963	Year Built
Soles Climatory	

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	129,360
CAUV Value	0
Market Improvement Value	231,010
Market Total Value	360,370
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,155.02

	95		171			27		20		75	181	4	45		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	City, State, ZIP+4®	Street and Apt. No., or PO Box No.	otal Postage and Fees	s sage	Adult Signature Restricted Delivery \$	Adult Signature Required \$	Return Receipt (electronic) \$ Postmark (1)	Extra Services & Fees (check box, add fee as appropriate).  Return Receipt (hardcopy)  \$	Certified Mail Fee	CMOTE BRA	For delivery information, visit our website at www.usps.com®.	Domestic Mail Only	CERTIFIED MAIL® RECEIPT	U.S. Postal Service	

7/18



# 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".

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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 OFT OF

Mowing will be

Changed AS TAX ASSESSMENT.

Address 10360 South Wird

Property needs to be brought into compliance no later than 120 120 15

If you have questions, please contact:
Community Development Department
10101 Montgomery Road
Montgomery, Ohio 45242
513-891-2424

CITY OF

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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.

Address 10360 South Wind

Property needs to be brought into compliance no later than 7/8/4024

City of Montgomery

If you have questions, please contact:
Community Development Department
10101 Montgomery Road
Montgomery, Ohio 45242
513-891-2424

Additional Comments/Other



# COMMUNITY DEVELOPMENT DEPARTMENT CITY OF MONTGOMERY, OHIO

Date: 7/21/202

# NOTICE OF ABATEMENT

Notice is hereby given that the property mentioned below is in violation of §93.23 of the Montgomery Zoning Code

10360 Southwind Montgomery, Ohio 45242

HIGH GRASS AND WEEDS 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

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

at /92-834/, Mon. - Fri. 8:00 am - 4:30 pm



INVOICE

CITY OF MONTGOMERY

To: Theodore Ferdinand 10360 Southwind Drive Montgomery, Ohio 45242

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

Date: 07/25/2025

Invoice #: 10360 Southwind Drive

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

THANK YOU!

# CPM (Cutters Property Maintenance LLC)

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



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

Due Date

Invoice Date

Invoice #

23897 07/25/2025 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

