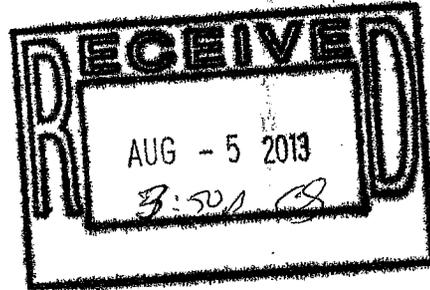




3570 Lexington Ave. N., Suite 202
Shoreview, MN 55126
www.PRORealtyServices.com
Phone: 651-484-0679

City Clerk
City of Coon Rapids
11155 Robinson Dr.
Coon Rapids, MN 55433

Case # 13-11V



August 5, 2013

PIN # 16-31-24-21-0007, \$1206.00

To Whom it May Concern:

This letter is written to comply with the Administrative Procedures and Penalties Appeal Procedure for the four (4) violations described in a letter to Raymond Truelson (Property Owner) dated July 17, 2013.

Raymond Truelson has contracted with PRO Realty Services to represent him for property management relating to the property located at 11504 Crooked Lake Boulevard.

We have worked with Raymond for years and have found him to be a responsive and responsible property owner.

Neither we nor our client had knowledge of any violations until the letter dated July 17, 2013 was received.

We are requesting the following:

1. Removal of \$300 citation fee for mowing, since we had mowing completed on June 13, 2013 even though we had no knowledge of the citation.
2. Removal of \$300 citation fee for removal & disposal of trash, since we had a contractor remove trash on June 7, 2013 even though we had no knowledge of citation.
3. Removal of the \$378 for the "removal and disposal" of trash since our contractor took care of it.

Thank you for your careful consideration,

Gregory Prosch
Property Manager

August 6, 2013

City of Coon Rapids

11155 Robinson Drive

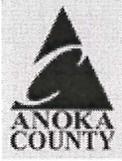
Coon Rapids, MN 55433

To Whom It May Concern:

My name is Raymond Truelson. I am the owner of the property located at 11504 Crooked Lake Blvd NW, Coon Rapids, MN 55433. I have retained Pro Realty Services LLC as a Management Company to manage all aspects of this property and to represent me in all matters with the City of Coon Rapids.

Sincerely


Raymond Truelson



Welcome to the Web site of

Anoka County
 Minnesota

Property Details

Parties

Property ID	16-31-24-21-0007	Situs Address	11504 CROOKED LAKE BLVD NW , COON RAPIDS, MN 55433-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	RAYMOND TRUELSON	150 SKILLMAN AVE E, MAPLEWOOD, MN 55117	04/11/2013	Current
Taxpayer	100.00	RAYMOND TRUELSON	150 SKILLMAN AVE E, MAPLEWOOD, MN 55117	04/11/2013	Current

Developed by Manatron, Inc.

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Version 1.0.4581.14247

Rentel

PROPERTY ADDRESS: 11504 CROOKED LAKE BLVD

PIN: 163124210007
CLOSED

03/07/2013 Rental Complaint

Work Order #51816

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		3/7/13	POSCH, MICHELLE	LETTER/PACKET - CODE ENFC (AM) PROPERTY FORECLOSED ON AND STILL OCCUPIED.
RENTAL VIOLATION	6/15/13	6/5/13	POSCH, MICHELLE	\$500 NO LICENSE - CODE ENFC. (AM) PROPERTY FORECLOSED ON AND STILL OCCUPIED.
COMMUNICATE W OWNER		4/1/13	POSCH, MICHELLE	DIANE FROM WILFORD GESKE ATTNYS FOR BANK CALLED TO SAY THEY HAVE GIVEN TENANTS 90 DAY NOTICE. JUNE 5TH THEY SHOULD BE OUT. IF NOT THEY WILL FILE FOR EVICTION.
INSPECTION 1		5/17/13	DRABCZAK, LEYA	per adam pr property remains occupied
CITATION ISSUED		5/17/13	DRABCZAK, LEYA	bank-owned occupied dwelling with no rental license
INSPECTION FOLLOWUP		6/4/13	DRABCZAK, LEYA	property now vacant

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
12-900	5/17/13	300.00	DRABCZAK, LEYA	OBTAIN RENTAL LICENSE FOR OCCUPIED DWELLING.	NATIONSTAR MORTGAGE 350 HIGHLAND DRIVE LEWISVILLE, TX 75067

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\51816\20130307155443989.pdf

Work Order #52622

06/03/2013 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/3/13	CAMERER, CALVIN	Citation posted at property. Grass and weeds over 8".
INFORMATION SENT		6/3/13	HINTZE, CINDY	Courtesy letter sent. Unlicensed rental property.
CITATION REINSPECT	6/11/13	6/11/13	GAZELKA, MIKE	Grass not cut; abate.
ORDER ABATEMENT		6/11/13	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/11/13	HINTZE, CINDY	\$300
INFORMATION		6/17/13	ENGLE, GREGG	Grass was cut prior to mowing crew's arrival. \$300

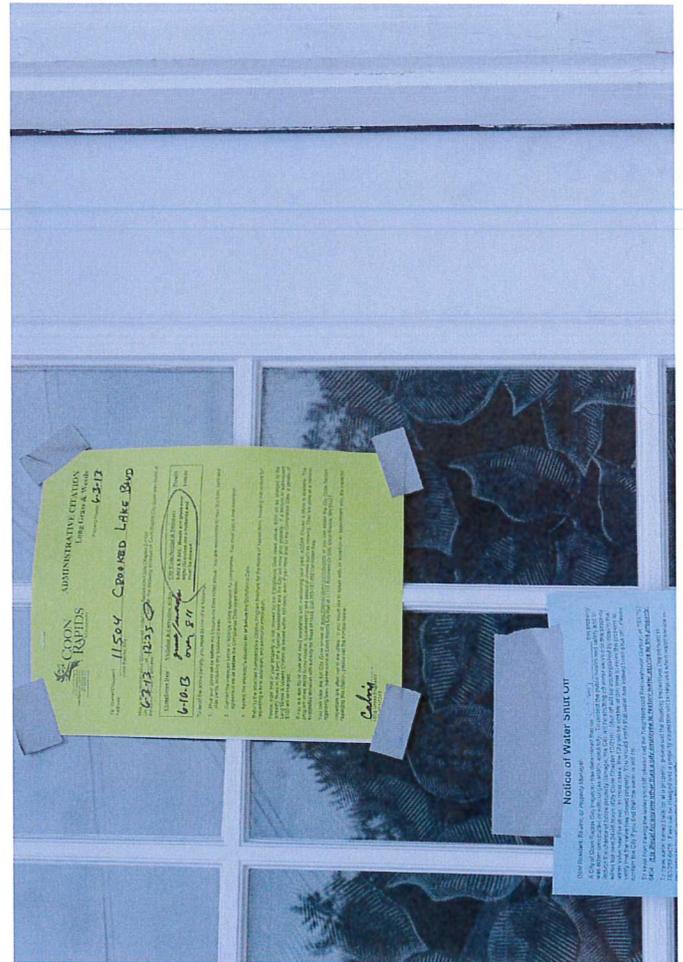
~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503	6/3/13	300	CAMERER, CALVIN		

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\52622\WX-411N_20130617_143727_009.pdf
\\cr-fs2\applications\cityworksserverfiles\WorkOrder\52622\WX-411N_20130617_143727_010.pdf

Rental





June 3, 2013

NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

Address: **11504 CROOKED LAKE BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#52622**

PIN: 163124210007

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 11504 CROOKED LAKE BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by 06/10/2013, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



Long Grass Abatement Order

Date Ordered: 6/11/2013

11504 CROOKED LAKE BLVD

RENTAL

PIN:163124210007

Work Order # 52622

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		6/3/13	Citation posted at property. Grass and weeds over 8".
INFORMATION SENT		6/3/13	Courtesy letter sent. Unlicensed rental property.
CITATION REINSPECT	6/11/13	6/11/13	Grass not cut; abate.
ORDER ABATEMENT		6/11/13	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/11/13	\$300
ABATE			

Abatement Notes

Staff: Don
Pat

Date: 6-17-13 Time: 8:00

Mowing crew cut & bagged

Grass was mowed prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING

PROPERTY ADDRESS: 11504 CROOKED LAKE BLVD

PIN: 163124210007
OPEN

Work Order #52629 06/03/2013 Vacant Monitor

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/3/13	MITLYNG, ADAM	foreclosure, posted water shut off
SECURE PROPERTY INFORMATION SENT ASSESSMENT INFORMATION		6/5/13	DRABCZAK, LEYA	IMMEDIATE SECURE BACK DOOR OPEN.
		6/5/13	DRABCZAK, LEYA	SECURE LETTER SENT TO OWNER
		6/10/13	DRABCZAK, LEYA	FLOS INVOICE # 973
		6/11/13	HINTZE, CINDY	Requested Public Works to close the curbstop.
CLOSE CURB STOP	6/11/13	6/12/13	DEVRIES, CHIP	Turned water off, no access to house.
INSPECT		8/6/13	VINKEMEIER, BRIAN	FAILED. Meter installed. Contact: Brian Wolff 6

1. Multiple issues, see PIMS.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
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Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\52629\11504 CROOKED LAKE BLVD 06052013.docx
 \\cr-fs2\applications\cityworksserverfiles\WorkOrder\52629\11504 crooked lake blvd 06052013.pdf

Work Order #52630

06/04/2013 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/3/13	MITLYNG, ADAM	
CITATION ISSUED		6/4/13	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	6/13/13	6/13/13	MITLYNG, ADAM	still lots of items
ABATE		6/13/13	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		6/13/13	MITLYNG, ADAM	\$300

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

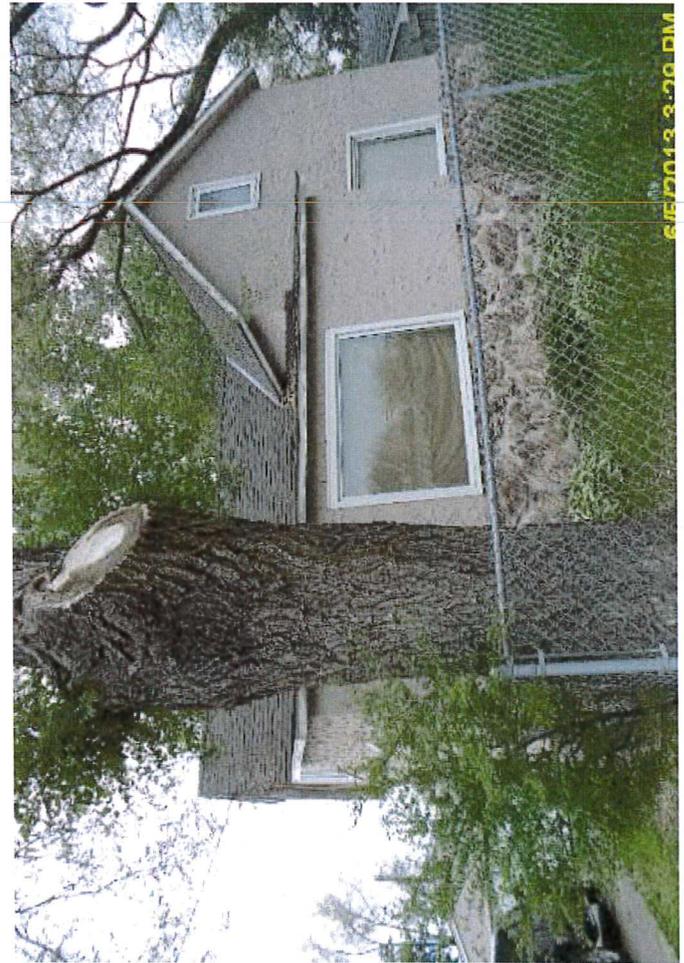
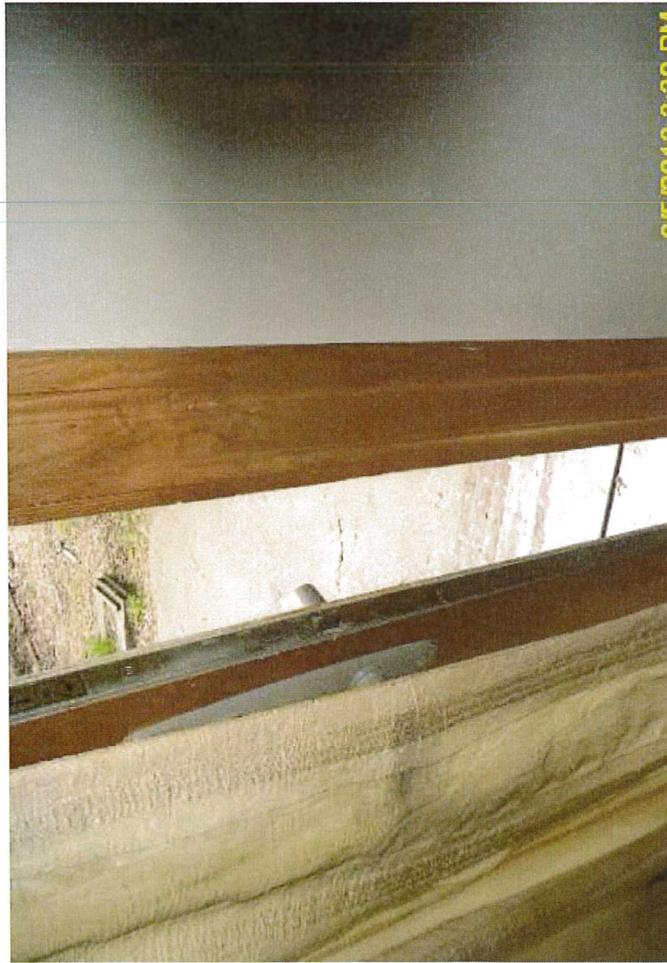
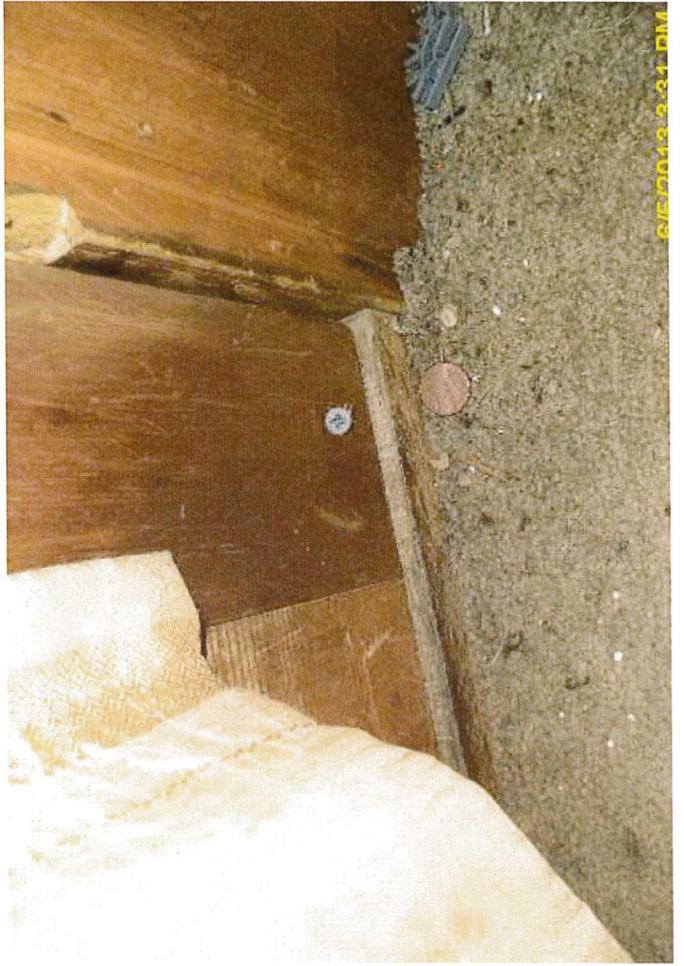
City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
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8-109 Building Materials, Junk and Debris.
 6/3/13 300 MITLYNG, ADAM
 Bed, household furniture, misc junk and debris, remove items from exterior storage

NATIONSTAR MORTGAGE LLC
 Issue Date: 6-05-2013
 350 HIGHLAND DRIVE
 LEWISVILLE, TX 75067

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\52630\11504 crooked lake blvd.pdf





6/5/2013

NATION STAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

Re: 11504 CROOKED LAKE BLVD PID # 163124210007

To Whom It May Concern:

During a recent inspection of vacant properties in the City of Coon Rapids, our inspectors noted that the above property was unsecured.

In an effort to reduce property damage and crime, our city has the policy of securing these properties immediately. If required, a lock set or hasp and padlock is used to secure the property. You may contact our office for a set of keys.

Any fees incurred will be charged back to the property in the form of a special assessment.

Please contact me with any questions, I will be happy to assist you.

Sincerely,

Leya Drabczak
Housing Inspector
City of Coon Rapids
763-767-6420
LDrabczak@coonrapidsmn.gov

flor remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117

fdmagadan@comcast.net

Fax # 7637833504

Date	Invoice #
6/5/2013	973

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	11504 Crooked Lake blvd. (trip fee)	50.00	50.00
	secured back door	0.00	0.00
2	labor	55.00	110.00
leya		Total	\$160.00





ADMINISTRATIVE CITATION

Citation #52630-22431

OPEN IMMEDIATELY
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

Issue Date: 6-05-2013

Property Address: **11504 CROOKED LAKE BLVD**
COON RAPIDS, MN

PIN #: 163124210007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/3/13 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/12/2013	Bed, household furniture, misc junk and debris, remove items from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

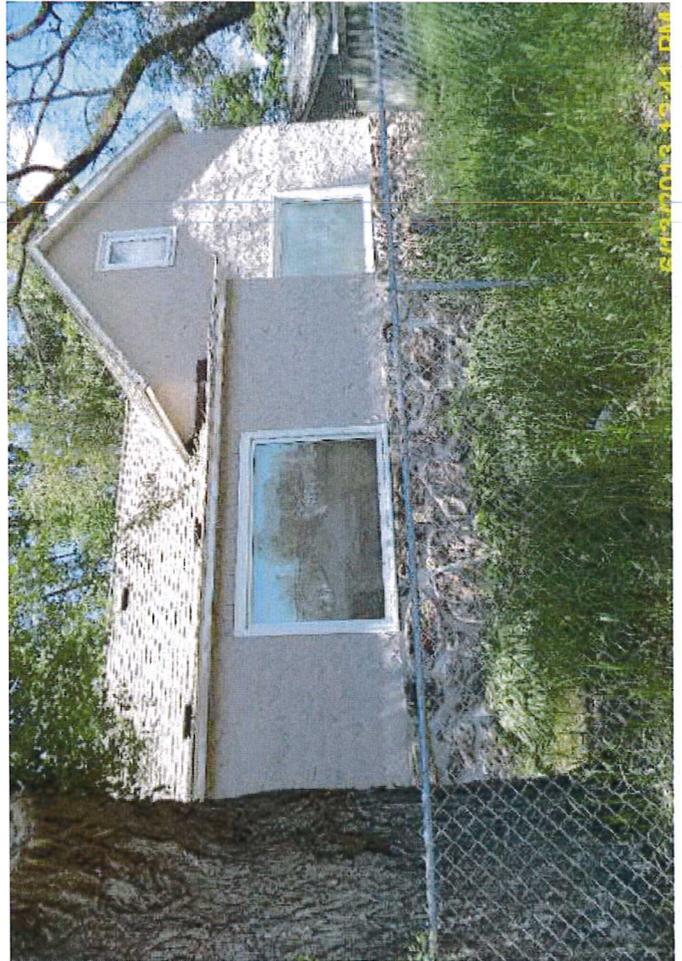
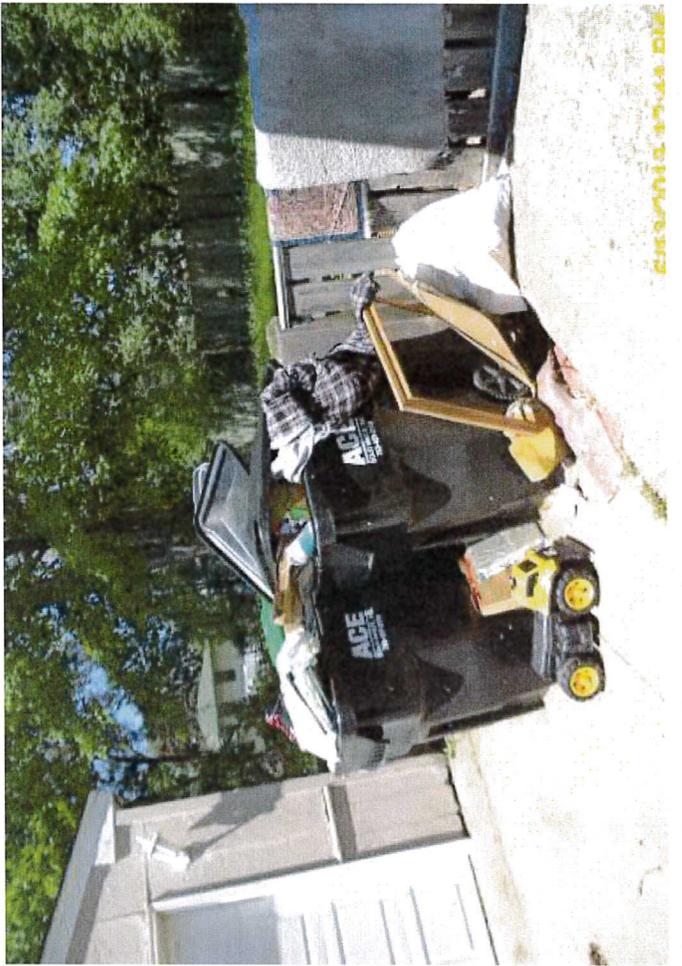
You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

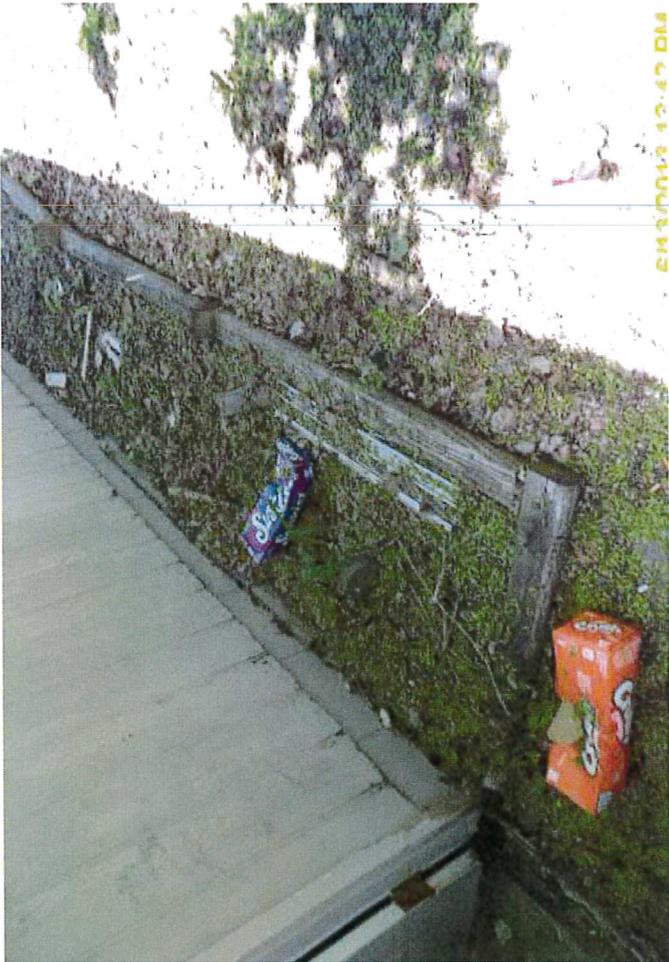
11504 CROOKED LAKE BLVD
CITATION #52630-22431
PAGE 2

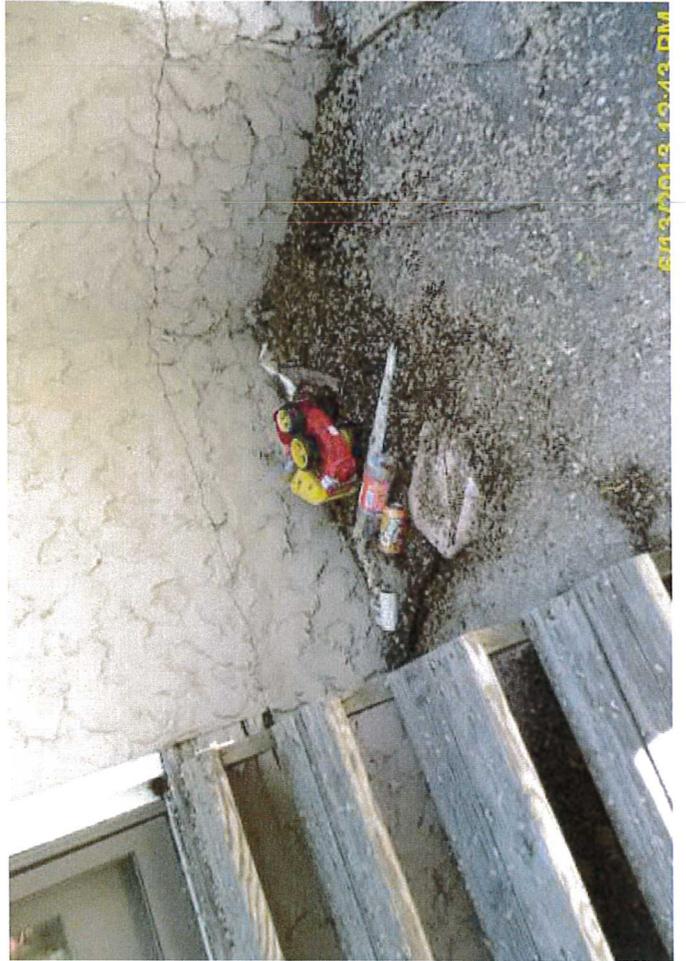
Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470







fios remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net



Date	Invoice #
6/13/2013	977

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	11504 Crooked lake blvd. (trip fee)	50.00	50.00
	garbage fee	95.00	95.00
3	labor	55.00	165.00
Adam		Total	\$310.00