



## Property Information      Request Information      Update Information

File#:	BS-X01567-6932742883	Requested Date:	02/15/2024	Update Requested:
Owner:	FRANK DIMATTEO	Branch:		Requested By:
Address 1:	405 FIELDSTONE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MONROEVILLE, PA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS      Per Municipality of Monroeville Department of Zoning there are no Code Violation cases on this property.

Collector: Municipality of Monroeville Department of Zoning  
Payable:2700 Monroeville Boulevard Monroeville PA 15146  
Business# 412-856-1000

PERMITS      Per Municipality of Monroeville Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Municipality of Monroeville Building Department  
Payable:2700 Monroeville Boulevard Monroeville PA 15146  
Business# 412-856-1000

SPECIAL ASSESSMENTS      Per Municipality of Monroeville Finance Department there are no Special Assessments/liens on the property.

Collector: Municipality of Monroeville Finance Department  
Payable:2700 Monroeville Boulevard Monroeville PA 15146  
Business# 412-856-1000

DEMOLITION      NO

UTILITIES      WATER AND SEWER  
Account #: 3805-14  
Payment Status: DUE  
Status: Pvt & Lienable  
Amount: \$81.32  
Good Thru: 03/11/2024  
Account Active: YES  
Collector: MONROEVILLE MUNCIPLA AUTHORITY  
Payable Address: 219 SPEELMAN LANE MONROEVILLE PA 15146  
Business # 412-372-2677

GARBAGE  
Garbage bills are included in the real estate property taxes

Municipal Center  
2700 Monroeville Boulevard  
Monroeville, PA 15146-2388

# Municipality of Monroeville

A Home Rule Charter Municipality



Phone (412) 856-1000  
Fax (412) 856-3366  
www.monroeville.pa.us

Friday, March 8, 2024

DIMATTEO JOYCE & FRANK (H)  
405 FIELDSTONE DR  
MONROEVILLE, PA 15146  
**637-D-101**

## REFINANCE

TO WHOM IT MAY CONCERN,

Please be advised that municipal records indicate there are no municipal liens from the Municipality of Monroeville. However, please be advised that this does not include liens for sanitary sewer and water which are operated through the Monroeville Municipal Authority. Their phone number is (412) 372-2677. If you have any questions for us, please feel free to contact us at (412) 856-1000.

Please also be advised that this letter does not include liens for the Pollution Control and Flood Reduction Fees (Stormwater MS4 Fees), which are administered through the Turtle Creek Valley Council of Governments. Their phone number is (412) 858-5115. If you have any questions for us, please feel free to contact us at (412) 856-1000.

Sincerely,

MUNICIPALITY OF MONROEVILLE

Alexander J. Graziani  
Municipal Manager

Senior Citizens Center  
6000 Gateway Campus Blvd.  
Monroeville, PA 15146  
(412) 856-7825  
Fax: (412) 856-4728

Public Works  
200 Starr Drive  
Monroeville, PA 15146  
(412) 856-3343  
Fax: (412) 856-3377

Monroeville Public Library  
4000 Gateway Campus Blvd.  
Monroeville, PA 15146  
(412) 372-0500  
Fax: (412) 372-1168

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January 3, 2024

**RE: Property Closing – Pollution Control & Flood Reduction Fee**

Dear Monroeville Area Realtors or Settlement Company:

The Municipality of Monroeville adopted the Pollution Control and Flood Reduction (PC&FR) Ordinance, No. 2689, on October 9, 2018, prescribing rules and regulations for the collection of a fee to repair and upgrade storm water facilities in the Municipality. The fee is \$120 per year based on an Equivalent Residential Unit (ERU) of 2,385 square feet of impervious surface, which is the average size of an existing residential home in Monroeville and its associated impervious areas. Each non-residential property will be assessed on its size based on one (1) ERU.

All properties in the Municipality are required to pay this fee. This includes non-profits and houses of worship.

The PC&FR assessed fee for properties in the Municipality of Monroeville is billed each January by the Turtle Creek Valley Council of Governments (TCVCOG). Property owners paying the PC&FR fee by March 31<sup>st</sup> of each year will receive a 2% discount. Fees received after June 30<sup>th</sup> will be assessed a late penalty. **To verify if the PC&FR Fee has been paid, please contact the TCVCOG at 412-858-5115.**

A copy of Ordinance No. 2689 is available on the home page of Monroeville's website or a copy is available upon request for your reference:

If you should have any questions pertaining to this matter, please do not hesitate to contact to my office at (412) 856-3303.

Sincerely,



Alexander J. Graziani  
Municipal Manager

AJG:dlb

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Phone (412) 856-1000  
Fax (412) 856-3366  
[www.monroeville.pa.us](http://www.monroeville.pa.us)

February 21, 2024

John Falls  
2605 Maitland Center Parkway Suite C  
Maitland FL 32751  
(407) 210-3113  
[CLS@stellaripl.com](mailto:CLS@stellaripl.com)

Dear John,

Please find below the Municipality of Monroeville's response to your Right to Know request received on 02/21/2024 regarding the property located at:

**405 Fieldstone Drive Monroeville PA 15146**

The Municipality does not hold record for any open/expired building permits.

Requests for any open/active code violations are subject to a Municipal Lien Request and a required \$40.00 fee. These requests can be sent to:

Municipality of Monroeville  
Attn: Lien Request  
2700 Monroeville Blvd.

Should you need further assistance, please contact me at (412) 856-3385.

Sincerely,

MUNICIPALITY OF MONROEVILLE

A handwritten signature in blue ink that reads "Paul R. Hugus". The signature is written in a cursive style.

Paul R. Hugus, CPWP-M  
Director of Public Works & Engineering

PRH:mes

**MONROEVILLE MUNICIPAL AUTHORITY  
219 SPEELMAN LANE  
MONROEVILLE, PA 15146  
412-372-2677**

**REFINANCE PURPOSES ONLY!**

**WATER & SEWAGE**

**VALID ONLY UNTIL:** 3/11/2024  
**DATE PREPARED:** 2/22/2024

\*\* call for updated figures after this date

**NAME (OCCUPANT):** FRANK DIMATTEO  
**NAME (OWNER):** FRANK DIMATTEO  
**ACCOUNT NUMBER:** 3805-14  
**ADDRESS:** 405 FIELDSTONE DRIVE  
MONROEVILLE PA 15146

**WATER AVAILABLE:** YES  
**WATER TAP INSTALLED:** YES  
**WATER TAP PAID:** YES IF NO, AMOUNT DUE:  
**SEWER TAP PAID:** YES IF NO, AMOUNT DUE:

**PREVIOUS CHARGES TO :** 02/15/24 **READING** 494902 **AMOUNT DUE:** 81.32  
ACTUAL

**CURRENT CHARGES TO:** READING **AMOUNT DUE:**

**ESTIMATED CHARGES TO VALID DATE:** READING **AMOUNT DUE:**

**OTHER CHARGES:** ACCOUNT FINALIZATION CHARGE: **AMOUNT DUE:** N/A

**\*\*MUST BE PAID IN FULL FOR ANY SERVICE AT THIS ADDRESS\*\*\*\*** **TOTAL DUE:** 81.32

**NOTE THE FOLLOWING:**

THIS AMOUNT MUST BE ESCROWED FOR CLOSING. CHECK PAYABLE TO MMA  
THIS NO-LIEN LETTER DOES NOT REPRESENT A FINAL BILL AND DOES NOT PRECLUDE  
THE OWNER'S RESPONSIBILITY FOR CHARGES FOR WATER AND SEWAGE USAGE BEFORE THE  
ACCOUNT IS FINALIZED

**REFINANCE PURPOSES ONLY! WILL NEED A DYE TEST IF SELLING!**

\*\*\*AN APPOINTMENT MUST BE SCHEDULED WITH THE MONROEVILLE MUNICIPAL AUTHORITY  
OFFICE FOR A FINAL METER READING OF THE OWNER'S/SELLER'S ACCOUNT.

PREPARED BY  
A. LYONS

STELLAR INNOVATIONS  
407-960-1558