

Re: **Right to Know Request Dated June 16, 2024**

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I serve as the Open Records Officer for East Pikeland Township. This office is in receipt of your June 16, 2024 request for records pursuant to Pennsylvania's Right-to-Know Law. In your request, you seek information about a property located at 1007 Hares Hill Road, Phoenixville, PA 19460 which is located in East Pikeland Township. Specifically, you are interested in whether there are any code violations, fines due, any unrecorded liens/fines/special assessments due for this property.

There are no open permits for the subject property, however the property is the subject of code enforcement under East Pikeland Township codes, due to the fact that it has been abandoned and not maintained. A Notice of Violation was issued on June 17, 2024 and is attached to this response. Failure of the property owner/representative to respond to the Notice of Violation could result in Liens being placed on the property, however no liens exist at this time.

This letter satisfies the Township's obligation in response to your RTK request. Have a nice day.

Respectfully,

A handwritten signature in black ink that reads "Kim Moretti".

Kimberly Moretti  
Township Manager/Open Records Officer



## NOTICE OF VIOLATION

SENT REGULAR MAIL and via email to: [diane.dickson@mrcooper.com](mailto:diane.dickson@mrcooper.com)  
Property Posted June 18, 2024

June 17, 2024

### OWNER OF RECORD:

Mr. Cooper  
P.O. Box 619098  
Dallas, TX 75261-9741

### LOCATION OF PROPERTY IN VIOLATION:

1007 Hares Hill Road, Phoenixville PA 19460 in East Pikeland Township  
Tax Parcel No: 26-3-19.1

### VIOLATED SECTIONS OF EAST PIKELAND TOWNSHIP ORDINANCES:

#### Chapter 10, Section 102. Prohibition.

*Growth of noxious weeds, plants, vegetation, and growths in excess of twelve (12") inches on property within the Township which is within one hundred (100') feet of an adjoining property on which there is a dwelling or accessory building within one hundred (100') feet of the property line is declared to be a public nuisance and prohibited within the Township.*

#### Property Maintenance Code, Section 302.4 Weeds

*Whenever the growth of noxious weeds, plants, etc., is permitted to exceed the levels set forth in Section 102, the Township Secretary shall cause notice in writing to be given to the owner of the land on which such growth in excess of the specified limits is found to exist. The notice shall specify the type and location of the offending growth and require removal thereof within five (5) days of the date of the notice. If the address of the owner is not known, notice shall be by posting of the property.*

### REQUIREMENTS FOR COMPLIANCE:

- Overgrown grass and weeds must be cut within five (5) days of this Notice.
- Vegetation must be maintained so growth does not exceed twelve (12") inches.

***Failure of any owner to comply with the requirements of such notice within five (5) days after receipt or posting thereof shall be prima facie evidence of a violation of the Part.***

P.O. Box 58 ▪ 1158 Rapps Dam Road ▪ Kimberton, PA 19442  
Telephone (610) 933-1770 ▪ Fax (610) 933-0919


**PENALTIES:**

**Chapter 10, Section 106. Penalties**

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not less than \$15 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

If you have any questions regarding this Notice, please contact me at 610-933-1770.

Sincerely,

  
Kimberly Moretti  
Township Manager

Subject: RE: 1007 Hares Hill Rd // Right to know request

Please see attached correspondence



Kim Moretti

Township Manager

East Pikeland Township

(610) 933-1770

To: Kim Moretti <[manager@eastpikeland.org](mailto:manager@eastpikeland.org)>  
Subject: 1007 Hares Hill Rd // Right to know request

Hello,

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Property Address: 1007 Hares Hill Rd,

Phoenixville, PA 19460

Open \_\_\_\_\_ Expired \_\_\_\_\_ Closed \_\_\_\_\_ None \_\_\_\_\_

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active LIENS recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien, and provide the book and page number.