

Summary of 605 Sturtz
Owner: Holly J. Hopkins
Legal: ARBOR LAKE SEC 3 LT 2 BLK 1

At 14:41 hours on 10-20-2013, a structure fire was reported at 605 Sturtz Circle. The Norman Fire Department responded and extinguished the fire. In April, 2014 complaints were received by Code Compliance regarding a health violation and an unsecured structure violation. The property was posted for a health violation and as an unsecured structure on 4-14-14. Notice was sent to the property owner on 4-15-14. Upon re-inspection, the structure was secured and the health violation in the front yard of the house was removed. The owner advised that she believed evidence possibly remained in the debris in the back yard regarding the source of the fire, so she requested that this be allowed to remain for the time being. In an effort to work with the owner, we allowed the debris in the back yard to remain. It should be noted that the owner was responsive to the letters sent and to voice mail messages left.

The owner advised that she was arguing with her insurance company over the fire claim and that possible evidence in the debris might be important. She provided me with several dates that were deadlines she had given her insurance company to pay the claim or else she would file suit against them. Those dates came and went in the months of May and June, 2014 with no action on the owner's part to follow through with legal remedies to the situation. Code Compliance received additional phone complaints about this property through the months of May, June and July, 2014.

On 7-24-14, a "Condemnation Initiation" letter was sent by certified mail to the property owner at the address in the County Assessor records due to the condition of the burned out home and because no action had been taken towards either rehabbing or demolishing it. On 7-25-14 and 8-1-14, calls were made to the owner to discuss the condemnation issues and to obtain an alternate mailing address for any additional correspondence. Voicemails were left both times asking for a return call with no response. The "Condemnation Initiation" letter was also sent to the mortgage holder.

Extensive fire damage is readily evident. The structure appears to be so damaged by the fire and the elements in the eleven months since the fire that it is beyond repair. The building has been secured once by the owner at our request and has recently been found to be unsecured again and has been turned over to our contractor for securing. This property is a nuisance and hazard to the neighborhood.

Condemnation is recommended to alleviate the situation at 605 Sturtz Circle.