



July 27, 2021

Jones, Cynthia
P O Box 1407
Joshua, TX 76058

RE: **200 Wayside Street, Joshua, TX 76058**
SUBSTANDARD BUILDING VIOLATION NOTICE

Dear Ms. Jones:

The above address was involved in a fire on February 15, 2018 and was heavily damaged on the top story. A recent inspection of the property showed several deficiencies.

Article 3.03 of the Code of Ordinances provides for the abatement of substandard and dangerous buildings that endangers the life, limb, health, property, safety or welfare of the public or the occupants in the City of Joshua. A recent inspection of the property found the building (s) in substandard conditions and will require immediate attention and repairs to the following:

No Roof

Holes to exterior walls

Loose or missing boards

Rotten wood

Broken glass

Building not secured

Weeds growing through the siding of the building

A person commits an offense if the person owns, occupies or controls any property within the corporate limits of the city and fails to comply with the requirements of this article, A city official may cause the property owner to be notified and ordered to abate as required by the date of the notice. Property maintained in violation of this section shall be declared a substandard building and a nuisance.

Please contact me to make arrangements for the repairs or removal of the substandard structure by August 5, 2021 as well as consent to inspect structure as required by Article 3.03.

Sincerely,

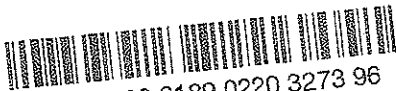
Joey Kratky
Code Enforcement Officer
817-558-4141

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cynthia Jones
P.O. Box 1407
Joshua, TX. 76058



9590 9402 6189 0220 3273 96

2. Article Number (Transfer from service label)

7020 2450 0000 2685 9871

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ *Cynthia Jones* ☐ Addressee
 B. Received by (Printed Name) *Cynthia Jones* C. Date of Delivery *8/4/24*
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery (00)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



August 20, 2020

Certified No 7702 2820 0000 7195 5995

Cynthia Jones
P.O. Box 1407
Joshua, Texas 76058

Re: Citation for 200 Wayside St Joshua, TX 76058 SUBSTANDARD STRUCTURE

Sec. 3.03.005 Conditions constituting substandard building

- (a) For the purposes of this article, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building, and a nuisance:
- (1) Whenever any building is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the building official.
 - (2) Whenever any building, regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.
 - (3) Any building that is boarded up, fenced or otherwise secured in any manner if:
 - (A) The building constitutes a danger to the public even though secured from entry; or
 - (B) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection (a)(2) above.
 - (4) Whenever any building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
 - (5) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
 - (6) Whenever any portion of a building remains on a site after the demolition or destruction of the building.



(7) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(8) Any building constructed and still existing in violation of any provision of the building code, fire code, life safety code, plumbing code, mechanical code, electrical code, housing code, or International Property Maintenance Code of the city to the extent that the life, health or safety of the public or any occupant is endangered.

Sec. 3.03.006 Determination by building official

When the building official has inspected or caused to be inspected any building and has found and determined that the building is substandard, the building official may take any or all of the following actions, as he or she deems appropriate:

- (1) Issue notice to the record owner that the building is substandard and must be repaired, listing the deficiencies, or issue notice to the record owner that the building is substandard and the nature and/or extent of the deficiencies make repair infeasible and the building must be demolished;
- (2) Issue citation(s) for violation(s) of this article;
- (3) Secure the building if permitted by section 3.03.013(a); or
- (4) Recommend to the board that abatement proceedings be commenced pursuant to section 3.03.007.

(Ordinance 432-2007, sec. 5, adopted 5/16/07)

Please contact us on this matter by 8/31/2020. If we have not heard from you with a plan of action by this date we will move forward on the demo process.

IMMEDIATE ACTION IS REQUIRED

If you need further information please call me at the number listed below.

Sincerely,

Charles Comeaux\Code Enforcement
City of Joshua, Joshua, Texas

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cynthia Jones
P.O. Box 1407
Joshua, Texas 76058



9590 9402 3176 7166 3296 87

2. Article Number (Transfer from service label)

7009 2820 0000 7195 5995

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Connie Nix ☒ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-24-20

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

Connie Dixon

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

PS Form 3811, July 2015 PSN 7530-02-000-9053

200 Wavside

Domestic Return Receipt



July 21, 2020

Certified Mail # 7009 2820 0000 7195 6022

Cynthia Jones
P.O. Box 1407
Joshua, Texas 76058

Re: 200 Wayside St Junk Vehicles / Substandard Structure

Three vehicles on the property need to be removed.

Sec. 8.05.003 Junked vehicles declared public nuisance

A junked vehicle including a part of a junked vehicle that is located in a place where it is visible at any time of the year from a public place or public right-of-way is detrimental to the safety and welfare of the general public, tends to reduce the value of private property, invites vandalism, creates fire hazards, constitutes an attractive nuisance creating a hazard to the health and safety of minors, and is detrimental to the economic welfare of the city by producing urban blight adverse to the maintenance and continuing development of the city, and is a public nuisance.

Please contact us with updates on the house. We have not heard anything in quite a while. We need to keep moving forward with this project because it is a nuisance to your neighbors and community.

IMMEDIATE ACTION IS REQUIRED

If you need further information please call me at 817-558-7356

Sincerely,

Charles Comeaux\Code Enforcement
City of Joshua, Joshua, Texas

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 3176 7166 3322 43

2. Article Number (Transfer from commercial invoice)
7009 2820 0000 7195 6022

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ernie Nixon* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Ernie Nixon

C. Date of Delivery

7/27/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> In Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

200 Wagside St

Domestic Return Receipt



August 25, 2021

Jones, Cynthia
P O Box 1407
Joshua, TX 76058

RE: 200 Wayside Street, Joshua, TX 76058
Issuance of Citation

Dear Ms. Jones:

A letter was letter was sent for a substandard building for 200 Wayside Drive that is owned by Cynthia Jones. The house was damaged in a fire on February 15, 2018. The violations noted that are in need to be taken care of:

- No Roof on the house
- Holes in the exterior walls of house
- Loose or Missing boards on the house
- Rotten Wood
- Broken Glass
- House is not secured
- Weeds going through the siding of the house
- Trash /Rubbish around the house

Sec. 3.03.006 Determination by building official

When the building official has inspected or caused to be inspected any building and has found and determined that the building is substandard, the building official may take any or all of the following actions, as he or she deems appropriate:

- (1) Issue notice to the owner that the building is substandard and must be repaired, listing the deficiencies, or issue notice to the record owner that the building is substandard and the nature and/or extent of the deficiencies make repair infeasible and the building must be demolished;
- (2) Issue citation(s) for violation(s) of this article;
- (3) Secure the building if permitted by section 3.03.013(a); or
- (4) Recommend to the board that abatement proceedings be commenced pursuant to section 3.03.007.

Please contact us on this matter by 09/15/2021. If we do not hear from you with a plan of action by this date we will move forward on the demo process.

Sincerely,

Joey Kratky
City of Joshua Code Enforcement Officer
817-558-4141