



ALLEGHENY HOUSING REHABILITATION CORPORATION

December 16, 2022

Allegheny County Health Department

Office of the Director

542 4th Avenue

Pittsburgh, PA 15219

Dear Sir/Madam:

We are in receipt of the notice (attached) dated November 25, 2022 in which Monview Heights Associates is being fined \$8,977.50 for failure to remediate health complaint number HCE-20220606-3313. On behalf of the Owner, AHRCO, Management Agent, has enclosed a check in the amount of the fine requested. However, an appeal has been sent concurrently from Tiffany Gibson, Property Manager. It is our hope that you will review our appeal and refund the total or a portion of the amount enclosed.

We understand that the purpose of the fine is to penalize owners who fail to address and fully remediate Health Department complaints. Our failure to comply timely was not a willful disregard of our duty to remediate this matter promptly. We are seeking resolution to our current staffing issue and reiterating to staff that the deadlines in Health Department complaints are not fluid and the entire team is responsible for insuring completion. We are asking ask for your consideration in this matter and elimination of the fine.

Sincerely,


Donna L. Allen CRM®, ARM®

Vice President of Operations

AHRCO



EQUAL HOUSING OPPORTUNITY
EQUAL OPPORTUNITY EMPLOYER

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

Mon View Heights Associates
C/O Ahrco - Ms Donna Allen
7643 Frankstown Road
Pittsburgh PA 15208

Copy

November 25, 2022

RE : SR# HCE-20220606-3313

Property 29 C MIDWAY DRIVE
Address : West Mifflin, PA 15122
Census Tract : 54882

Dear Sir/Madam:

Pursuant to our letter dated 09/06/2022 this shall serve as notice that a civil penalty in the amount of \$8,977.50 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:

Allegheny County Health Department c/o Housing Program
542 4th Ave
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 09/06/2022. Furthermore, it is hereby ordered that you shall abate the above situation within 35 days from the date of this order. In the event that the condition(s) cited in the letter dated 09/06/2022 is not abated within 35 days from the date of this order, you are hereby notified that a civil penalty of up to the amount of \$2,500.00 may be levied for each day of continued violations and other enforcement actions may be taken.

Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted to the Allegheny County Health Department, Office of the Director, 542 4th Ave, Pittsburgh, Pennsylvania 15219. In the event that an appeal is not filed within thirty (30) days after issuance of this written notice, the within action shall become final.

Sincerely,

Jamie Sokol
Operations Manager
Housing & Community Environment Program

JS:Sb

Attachment

cc:: Jason Willis, Esquire, ACHD Solicitor
Otis Pitts, Deputy Director, Food Safety, Housing, and Policy Bureau
~~Kim Joyce, Deputy Director, Administration~~



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT
HOUSING & COMMUNITY ENVIRONMENT PROGRAM
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)
PITTSBURGH, PA 15201-1443
PHONE: 412.350.4046 • FAX: 412.350.2792
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



TO: Mon View Heights Associates
C/O Ahrco - Ms Donna Allen
7643 Frankstown Road
PITTSBURGH, PA 15208

Re:

SR# HCE-20220606-3313

IMPORTANT NOTICE

A letter dated 11/25/2022 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department
Housing and Community Environment Program
3190 Sassafras Way
Pittsburgh, Pa.15201

Phone:(412)350-4046

Allegheny County Health Department

Inspection Report - Complaint Housing

SR#: HCE-20220606-3313

Owner Violations

Property Address : **29 C Midway Drive , West Mifflin 15122**

Inspection # 3 Census Tract : 54882 Property Type : (Multi-Family 41 Units)

Inspector : Faon Conley Inspection Date : October 12, 2022 Time : 13:00

Contacts:

Ms JESSICA STEVENS Occupant	MON VIEW HEIGHTS ASSOCIATES Owner
29 C Midway Drive	5604 Baum Boulevard
West Mifflin , PA 15122	Pittsburgh , PA 15206

(281) 804-0898

MON VIEW HEIGHTS ASSOCIATES Owner	MON VIEW HEIGHTS ASSOCIATES Prop. Manager
C/O Ahrco - Ms Donna Allen	C/O Ms Tiffany Gibson
7643 Frankstown Road	48 Midway Drive
Pittsburgh , PA 15208	West Mifflin , PA 15122

(412) 461-7000

Listed below are the Article 6 violations that require corrective action :

1st Floor

Closet

Section 652 003 (O)(D) Class 2

Location : Floor Violation Status : **Remains**

Violation : Severe mouse infestation.

Remedy : Exterminate mice using licensed pesticide treatment company . Remove food sources, harborage areas, and eliminate entries.

Comments : There were dead mice of the sticky tape in the furnance closet and mice droppings on both 1st and 2nd floors.

1st Floor

Closet

Section 650 A 010 (O)(D) Class 3

Location : Ceiling Violation Status : **Remains**

Violation : Opening(s) in ceiling permit rodent or other animal entry.

Remedy : Eliminate opening(s).

Property Address : **29 C Midway Drive , West Mifflin 15122**

Inspection # 3 Census Tract : 54882 Property Type : (Multi-Family 41 Units)

Inspector : Faon Conley Inspection Date : October 12, 2022 Time : 13:00

2nd Floor

Bedroom, Front

Section 622 011 (O)(D)

Class 4

Location : Wall

Violation Status : **Remains**

Violation : Hole(s) in wall.

Remedy : Repair, make solid.

Comments : Front bedroom, left wall

2nd Floor

Bathroom

Section 632 A 089 (O)(D)

Class 3

Location : Interior

Violation Status : **Remains**

Violation : Sink not secured to wall or floor.

Remedy : Secure sink and caulk as required.

----- END OF REPORT -----

All Violations Verified by the Inspector :


