

BOARD OF TRUSTEES

Allen M. Freeman
Bonnie J. Batchler
Nicholas J. Kelly

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8981
www.piercetownship.org

January 3, 2020

To: Pierce Township Trustees

Re: Royal Oak Plan Progress Update

Dear Trustees,

On December 26, 2019, I visited the Royal Oak site to track progress on the "Renovation Improvement Plan" (October 1, 2019). Below, you will find a cross reference listing of the progress report for each item:

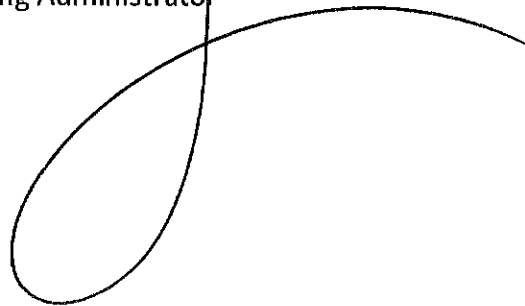
- 1) The condition and health status of the swimming pool.
 - Work proposed for Spring; no update.
- 2) The condition and maintenance of light fixtures for the public areas and for the safety of the facility.
 - The lights appear to be in good repair. The last full audit was performed 10/2/2019 and was 72.41% complete.
- 3) Repairs to the stairways outside and inside the facility.
 - Spot checks indicated that many were in good condition. Some work still remains. (See photos)
- 4) The paving and safety, including lighting of the parking areas in the facility.
 - Potholes and some moderate disrepair remain along and within the parking area(s).
- 5) The use of privacy draperies for the facility.
 - Staff was advised that draperies had been purchased but some draperies remain in disrepair. (See Photos)
- 6) The removal of inoperable or illegal vehicles parked or stored at the facility.
 - During the 12/26/2019 visit, it appeared that a total of 4 vehicles were inoperable and/or in disrepair. Two (2) of the 4 had been tagged. One (1) of the vehicles has been apparently inoperable since 12/18/2019. (See Photos)
- 7) The removal of debris and garbage in the open spaces at the facility.
 - The site appears to be generally free of debris and garbage in the open space(s).
- 8) The removal of dead or dying trees from the facility.
 - N/A
- 9) The removal of the tennis court and fencing, and replacement with plantings or grass and use of the picnic area at the facility.
 - The fence and court remain at the present time. This is planned to be completed in the Spring.
- 10) The necessary repairs to siding at the facility.
 - The primary issue observed on this item was on the management building, which does not appear to have been sprayed. (See Photos)
- 11) The repairs and maintenance necessary for the laundry room at the facility, including the installation of the camera.

- The Royal Oak management team has advised that cameras and signage have been purchased. They have indicated that the wiring has been completed but the cameras are scheduled to be installed in the coming days. Staff's understanding is that one (1) of the laundry rooms remains fully locked and closed.
- 12) The use of proper screening for tenants, the eviction of tenants who are in violation of Ohio Law or in violation of their rental agreements which may be dealt with through the eviction process.
- The screening system is in place. The management team explained that only 1 resident who entered the property through the current screening regimen has been evicted, to date.
- 13) The installation and maintenance of security cameras.
- See above
- 14) Other programs which may include the citizens residing at "On the Green at Royal Oak" to improve communication and cooperation with the Pierce Township Police Department.
- N/A
- 15) The timely restoration of Units 358, 360 and 362 which will remain properly secured and will comply with proper safety practices while under construction.
- Staff understands that approximately 1/3 of the structure impacted in the fire is habitable at this time.

Sincerely,



Eddie F. McCarthy, Planning & Zoning Administrator
cc: Zoning File



Dec 26, 2019 at 1:55:27 PM
308 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 1:59:33 PM
370 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 2:01:30 PM
370 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 2:22:02 PM
370 St Andrews Dr
Cincinnati OH 45245
United States





Dec 26, 2019 at 2:22:45 PM
370 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 2:23:56 PM
370 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 2:24:56 PM
370 St Andrews Dr
Cincinnati OH 45245
United States



Dec 26, 2019 at 2:28:18 PM
370 St Andrews Dr
Cincinnati OH 45245
United States