



# CITY OF FALMOUTH

230 Main Street  
Falmouth, Kentucky 41040  
Phone (859) 654-6937 Fax (859) 654-3603  
Mayor Sebastian Ernst  
[sernst@cityoffalmouth.com](mailto:sernst@cityoffalmouth.com)  
City Clerk/Treasurer Susan L. Bishop  
[sbishop@cityoffalmouth.com](mailto:sbishop@cityoffalmouth.com)

## COUNCIL MEMBERS

Darryl Ammerman  
Joyce Carson  
Sabrina Hazen  
Amy Hurst  
Bob Pettit  
Luke Price

October 23, 2023

CITY OF FALMOUTH, KENTUCKY  
CODE ENFORCEMENT DEPARTMENT

## NOTICE OF LIEN

Comes now, the City of Falmouth has filed a lien on the property listed below with the Pendleton County Clerk's office:

**407 EAST SHELBY STREET  
FALMOUTH, KY 41040**

Charles & Kayleen Thomas  
407 East Shelby Street  
Falmouth, KY 41040

Respectfully submitted,

Shelley Wright  
Deputy City Clerk  
City of Falmouth

Cc: Susan L. Bishop, City Clerk/Treasurer

Rita M. Spencer, Clerk  
Pendleton County  
Time: 1:40 pm

SEP 21 2023

CITY OF FALMOUTH, KENTUCKY  
CODE ENFORCEMENT  
DEPARTMENT

By: Micelle Brown Dc  
Pd 16 - Tax  
Mail to: City of Falmouth

RE: 407 EAST SHELBY STREET

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NOTICE OF FINAL ORDER

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The City of Falmouth, by and through the Code Enforcement Department, does hereby give notice of the following:

A citation was issued with regard to this property on August 2, 9, 23, 30, September 6, 2023. A copy of the citations is attached hereto and incorporated by reference as if fully set forth herein.

More than seven (7) days have elapsed since service of the attached citations and the fines contained within the citations have not been paid, nor has there been a request for a hearing before the code enforcement board to contest the citations. Therefore, pursuant to City of Falmouth Ordinance §40.09(C), the person(s) named in the citation shall be deemed to have waived the right to a hearing and the determination that a violation was committed shall be considered final. \$400.00 will be imposed unless the Final Order is appealed, or the fine is paid by a third-party lienholder pursuant to Falmouth Ordinance §40.09(F). Failure to pay this fine may result in a lien being placed against the property.

Please contact the City of Falmouth at (859) 654-6937 for more information. Thank you.

Sincerely,

  
Susan Bishop, City Clerk

### NOTICE OF RIGHT TO APPEAL

You have failed to either pay the applicable civil fines within the specified time period or request a hearing, in writing, within seven (7) days of receipt of the applicable Citation. Therefore, by law you have waived your right to contest this citation and the determination that a violation was committed shall be final and not subject to an appeal to District Court. You may have the right to appeal this citation to the Pendleton District Court. Any such appeal must be made within thirty (30) days from the date at which the citation became a final order, which was September 21, 2023. You may want to seek the help of an attorney to ensure all legal requirements for an appeal are satisfied.

### LIENHOLDER NOTIFICATION SYSTEM

Pursuant to Falmouth Ordinance §40.15, a copy of this document will be uploaded to the City's electronic lienholder notification database at [www.cityoffalmouth.com](http://www.cityoffalmouth.com). Once the City provides notice in accordance with §40.09(F), a lienholder may have the ability to avoid having a lien placed on the property by paying the civil fine on behalf of the property owner or abating the nuisance within 45 days from when the document is available on the City's database.

### CERTIFICATE OF SERVICE

Pursuant to K.R.S. § 65.8828(5), a copy of the foregoing **Notice of Final Order** was sent via regular first-class mail to the following recipients on September 21, 2023:

Charles & Kayleen Thomas  
407 East Shelby Street  
Falmouth, KY 41040



Prepared By:  
Shelley Wright, Deputy Clerk  
City of Falmouth  
230 Main Street  
Falmouth, KY 41040

UNIFORM CODE ENFORCEMENT CITATION

Citation Number:

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on

of Week: 9 Month: 6 Day: 6 Year: 2003

THE FOLLOWING PERSON:

Name: Charles Kaylen Thomas

Street Address: 407 E. 5th St

City: Falmouth State: KY Zip: 40001

Telephone:

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92-03 Home D

Description of Violation: yard is overgrown

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 200.00

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or Warning 1st 2nd 3rd Other Offense 1st 2nd 3rd Other

UNIFORM CODE ENFORCEMENT CITATION

Citation Number:

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on

of Week: 10 Month: 6 Day: 30 Year: 2003

THE FOLLOWING PERSON:

Name: Charles Kaylen Thomas

Street Address: 407 E. 5th St

City: Falmouth State: KY Zip: 40001

Telephone:

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92-03 Home D

Description of Violation: yard is overgrown

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 200.00

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or Warning 1st 2nd 3rd Other Offense 1st 2nd 3rd Other

CITY OF PALMOUTH, KENTUCKY  
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 153  
 The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:  
 Day of Week: Mon Month: 8 Day: 9 Year: 2023

THE FOLLOWING PERSON:

Name: Charles & Karleen Thomas  
 Street Address: 107 E. Shelby St  
 City: Falmouth State: Ky Zip: 40320  
 Telephone: \_\_\_\_\_

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92-03 LINED  
 Description of Violation: yard is over grown

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

I choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$ 100.00

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 500.00

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

Warning  1st  2nd  3rd  Other  
 Offense  1st  2nd  3rd  Other

CITY OF PALMOUTH, KENTUCKY  
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 153  
 The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:  
 Day of Week: Mon Month: 8 Day: 9 Year: 2023

THE FOLLOWING PERSON:

Name: Charles & Karleen Thomas  
 Street Address: 107 E. Shelby St  
 City: Falmouth State: Ky Zip: 40320  
 Telephone: \_\_\_\_\_

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92-03 LINED  
 Description of Violation: yard is over grown

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

I choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$ 100.00

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 500.00

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

Warning  1st  2nd  3rd  Other  
 Offense  1st  2nd  3rd  Other

CITY OF FALMOUTH, KENTUCKY  
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 1332  
The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:

Day of Week: Wed Month: 11 Day: 2 Year: 2023

THE FOLLOWING PERSON:

Name: Charles + Kaylene Thomas

Street Address: 407 E. Elmore St

City: Falmouth State: VA Zip: 24541

Telephone: \_\_\_\_\_

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92.03.010 - Lined

Description of Violation: Crack in roof area

**NOTICE:**

This citation is issued pursuant to KRS 65.8825 et. seq. Section 40-09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense.

John Glahn choose not to contest the citation and pay the penalty within seven (7) days; the fine for the offense is \$ \_\_\_\_\_.

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ \_\_\_\_\_.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

Printed Name of Issuing Code Enforcement Officer: John Glahn

Signature of Issuing Code Enforcement Officer: [Signature]

Date: 11/2/23 Time of Issuance: \_\_\_\_\_

- Warning  1st  2nd  3rd  Other
- Offense  1st  2nd  3rd  Other

WHITE COPY - Violator

YELLOW COPY - Inspector

YELLOW COPY - File

Book: 21  
Name: LIS PENDENS  
RITA SPENCER  
PENDLETON COUNTY  
9/21/2023, 10:28:49 AM  
DC: Kinley Glahn

Pages: 649-653 (5)



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