

## Vang, Mai (CI-StPaul)

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**From:** Deborah Cerkovnik <deborah.cerkovnik@gmail.com>  
**Sent:** Wednesday, July 09, 2014 1:30 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** Excessive Inspection Assessment Appeal: 303 Cleveland Avenue, South, St. Paul, MN 55105  
**Attachments:** Check Copies Bluhm Brothers Snow Removal.PDF

File # J1405E  
Assessment # 148310  
Parcel ID 08-28-23-11-0112

My name is Deborah L. Cerkovnik and I am writing to appeal the assessment and fees associated with the claim of "Excessive Use of Inspection Service during February 7 to March 28, 2014."

Evidently, this use of Inspection Service has to do with Snow Removal at this Duplex Rental Property at 303 Cleveland Avenue South that is owned by me and by my husband Mark E Cerkovnik. (We also own a Duplex Rental Property at 1673 Randolph Avenue, St. Paul 55105)

Although our primary residence is in Katy, TX ~ I was present in St. Paul, during the time in question; since I arrived in January and left the end of May. I was staying with our daughter during this time and was actively working with Bluhm Brothers to keep our properties plowed and shoveled, as best we could to meet safety and property owner requirements.

We had some challenging ice/snow storms during this period. When shoveling was not enough to melt the ice, I personally drove (once it was passably safe to drive) to both of our properties and applied copious amounts of Ice-Melt, Salt and Sand to speed up the melt process.

Everyone including the City of St. Paul seemed to be having difficulty with the thick ice layer that occurred after one particularly heavy storm...I did a lot of walking around the city and city sidewalks were not free from bumps, lumps and thick patches of ice and snow during this time period.

I can only assume that a nearby neighbor reported that there was residual frozen precipitation on the sidewalk at the 303 Cleveland Ave. S. property...and it would not surprise me if the same can be said of our Randolph property.

\*\*\*Please find the check copies attached from payments made to Bluhm Brothers for their Snow Plowing/Shoveling Service at each of our Rental Properties. As you can see, we hired a professional service to help clear snow and ice.

I can testify that I drove by and stopped at our properties to check that plowing and shoveling was done. If it had not been done, I would not have paid Bluhm Brothers for their work. There were some periods of time, when it was plowed and shoveled, but there was still ice underneath. This can be said of nearly every single bit of sidewalk in St. Paul during the period of time I am remembering.

There was one occasion, when I noticed the work done was not sufficient, I called Bluhm Brothers back out and they re-shoveled after the plow truck had created an additional mess. They did so and then text messaged me a

photograph of the cleared sidewalk. Regrettably, I have since deleted this message/photo thinking I would not be needing it...since winter is over and I am now back in TX.

In addition, when I received an abatement order on February 26th (for our other property) ~ I personally called and spoke with Inspector Rick Gavin, Badge 328, Phone number 651-266-1910 and we discussed the challenges the weather had caused. I let him know I was actively doing my best to take care of the snow/ice issues at both of our properties, and he assured me that was all that could be expected or was necessary, as long as I was actively doing all I could at that time to rectify the icy situation.

I would be happy to call him again if necessary and the city may have recordings of the 2 or 3 phone calls initiated by me to resolve any complaints sufficiently.

Please respond and let me know what else is required at this time.  
I respectfully request that these charges be dropped in all fairness.

It is a matter of principle to me, as negligence of responsibilities as a property owner, simply is not the way I conduct business or personal affairs.

Looking Forward,

Deborah L Cerkovnik  
Property Owner

*Deborah L. Cerkovnik*



07/09/14

Account:  
Name:  
Address:

The image shown below represents an official copy of the original document as processed by our institution

JEAN M MCKIMM  
MARK E CERKOVNIK  
DEBORAH L CERKOVNIK  
303 CLEVELAND AVE S  
SAINT PAUL, MN 55105

Invoice # 415120

March 5, 2014

1220  
79-8041/2318  
47  
CHECK NUMBER

PAY to the order of Bluhm Brothers Landscaping, Inc. \$265.00

Two hundred sixty-five and <sup>00</sup>/<sub>100</sub> Dollars

ROYAL CREDIT UNION  
1-800-341-8211 • www.rcu.org

For Snow Removal Cleveland Robert J. Cerkovnik

1220 03/11/14 10562040 265.00

FOR DEPOSIT ONLY  
USBANK  
091000022

BLUHM BROTHERS LANDSCAPING, INC.  
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E 4331 10 385 PWT 91  
6871143409

IF YOU ARE THE ACCOUNT HOLDER OF THIS CHECK, YOU MUST SIGN IT IN THE PRESENCE OF THE BANK OFFICIAL AND THE CHECK MUST BE DEPOSITED WITHIN 60 DAYS OF THE DATE OF THE CHECK.

