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# Neglected Fairfield complex shows new life

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Written by  
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**FAIRFIELD** — Rehabilitation work on four of the 10 buildings in the former Heritage Glen apartment complex is nearing completion.

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City leaders say they are pleased with the efforts Penklor and its partners have made since purchasing the long-neglected complex last January.

Owners of the newly renamed Creekside Village of Fairfield say 96 units in four buildings will be ready for occupancy Oct. 1. Renovation work on the other 143 apartments should be finished by year's end.

"We've put multi-millions of dollars into the project," said Molly Essell, marketing leader for Penklor.

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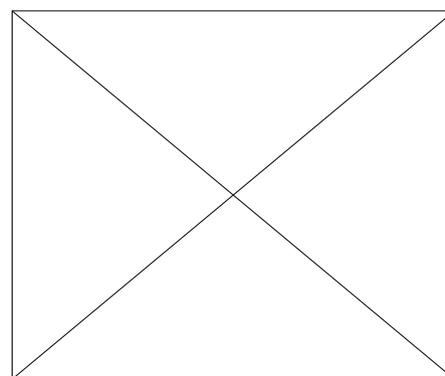
A community open house will be held 11 a.m.-2 p.m. Saturday at Creekside Village of Fairfield, 5001 Pleasant Ave. Furnished one- two- and three-bedroom units will be on display and tours of the grounds will be available. Information: 513-280-8164 or [www.CreeksideVOF.com](http://www.CreeksideVOF.com)

The company would not release exact figures on dollars spent upgrading the buildings.

"The money we've put into the project already says we're serious about fulfilling the project in full and completing all renovations promised to the community," Essell said.

Granite countertops and new appliances along with an upgrade to each building's electrical, plumbing, and water systems is almost done in the four buildings that open in six weeks. Drywall work is also finished.

Two of the buildings will contain two-bedroom units with 880 square feet of space. One building will have one-bedroom units, each with 680 square feet of space. The fourth building will have three-bedroom apartments with 1,100 square feet each.



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Rents range from \$625 to \$825 per month with a discount to those who sign leases before Oct. 1.

Penklor has gutted and rebuilt the leasing office and put new siding on the building. Trees have been trimmed and other landscaping work finished. A new playground complex has been built and work to resurface and fence tennis courts is almost completed.

A large barn has been demolished. It will be replaced by a clubhouse with a workout facility. That should be finished by year's end with the nearby pool rehabbed in time for the 2013 swimming season.

The complex along Pleasant Avenue on the outskirts of Fairfield's downtown, had a troubled past under former Heritage Property Group owner Lanny Holbrook, who died last January.

City officials had taken Holbrook to court several times for property maintenance code violations. Occupancy had dropped to 20 percent.

"On the outside you're starting to see a transformation. They've turned the corner," said Tim Bachman, the city's development services director.

The eyesore so near the city's center had hurt development, particularly along Patterson Boulevard, Bachman said. Some developers cited Heritage Glen's poor condition for not moving forward on development projects, he said.

"It was so bad for so long," Bachman said. "Strategically it's a benefit to the city and the owner to have this complex (upgraded). Who knows how much buying power was lost with so much long-term vacancy?"

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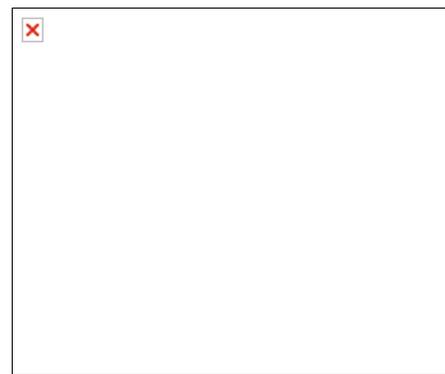
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