



ADVERTIS

Troubled Fairfield apartment complex to get mak

12:22 PM, Jan. 24, 2012 | Comments

A A

Acco

Written by Sue Kiewetter Enquirer contributor

FAIRFIELD — New owners of the troubled Heritage Glen apartment complex say they will spend the next 12 months rehabbing the 228 units in 10 buildings.

FILED UNDER

News Real Estate

City leaders say they are encouraged that the long neglected complex on the fringe of downtown will finally be brought up to city code. There have been no repairs to one of the buildings since it was destroyed by a fire in September 2010.

“Those properties have not been maintained for the last 10 years,” said Tim Bachman, the city’s director of development services. “We have had lots of complaints. It will be nice to get the blight removed.”

Related Links

[Owner of many troubled properties dies at 65](#)

Former Heritage Property Group owner Lanny Holbrook, who died Jan. 6, had been in and out of court the past four years for property maintenance code violations in Fairfield, Bachman said.

The <http://3A//2F512FAc3D193Bke2Bag2Bm1504>

Fairfield’s experience is similar to that of the 20 other Heritage properties that included mobile home parks and apartment complexes throughout Southwestern Ohio and Northern Kentucky. Holbrook was also cited for building, health and fire code violations at other properties.

Lik

Thi
Cli

The Fairfield complex was purchased last week by the real estate investment company Penklar Properties, and two investors – Matt Ostendorf, who grew up near the complex – and Jeff Bray, who was raised in neighboring Ross Township.

Ostendorf told city leaders this week of a three-phase plan to renovate all 10 buildings at a construction cost of \$2.5 million and project cost of \$3 million-plus once improvements to the complexes amenities are included.

The new owners plan to remove the aging tennis courts, replacing them with basketball and volleyball courts. A pool will be either refurbished or replaced, play areas will be improved, and a barn on the property may become a clubhouse for tenants.

Mos

1

The complex will be renamed Creekside Village of Fairfield, Ostendorf said.

2

“You have taken on a monumental task,” said Mayor Ron D’Epifanio.

3

4

The goal is to boost occupancy to nearly full within the next year or two. Only 20 percent of the units have renters, Ostendorf said.

5

“The front building (where the fire was) is our priority,” said Scott Davis, president of Penklar Properties. “We’ll gradually back away from Pleasant Avenue.”

Mo:

Each unit will get granite countertops along with new appliances, light fixtures, windows, furnaces and central air conditioning, Ostendorf said.

Plans for the renovations are about 85 percent finished, Ostendorf said, but some work has already begun. Crews are removing trash and emptying out vacant apartments before renovations begin.

When work is done, there will be one- two- and three-bedroom units. Rents have not been finalized but will probably range from \$550 to \$750 per month, Ostendorf said.



View Comments | Share your thoughts »

TOP VIDEO PICKS selected by Taboola



Highland Heights Elementary Demolished
Jan 24, 2012



Rep. Gabrielle Giffords explains decision
Jan 23, 2012



Ron Paul Gears Up for the Long Haul
Jan 22, 2012

YOU MIGHT BE INTERESTED IN

Restaurant, three stores closing at Crestview Hills (Kentucky Enquirer)

Ten things . . . Ryan Ludwick (Cincinnati.Com)

Bell is high on Soto, Phipps (Cincinnati.Com)

State of the Union: Your thoughts? (Politics Extra)

Heavy rain on the way (Cincinnati.Com)

SPONSORED LINKS

The Comeback King: Flywheels Make a Surprise Return to the 21st Century (ecomagination)

What if the big one hits Midwest? (Bankrate.com)

Why I Hate Being Called "Frugal" (GoBankingRates.com)

10 U.S. Cities With the Most Expensive Cost of Living (Kiplinger)

Creepy Places - Photo Tour (Away.com)

PHO



Rare floor

Acco

The <http://3A//2F512FAc3D193Bke2Ba92Bm1504>

[?]

FREE LAUNDRY COUPONS



METROMIX



CUSTOMER SERVICE

- Advertise
- Subscribe Today
- Submit a Story
- Manage Your Account
- Submit a Letter to the Editor
- Change Address
- Delivery Problem

SHARE

Share Stories
Submit your stories to our site!

MOBI

Use our iPhone a updated going on Cincinna

Photos: Inside Whisky Bar

More from Metromix

[Submit an Event](#)

[Send Your Feedback](#)

[Newspapers in Education](#)

[Reprints](#)

[Newsroom Staffs](#)

[Pay Your Bill](#)

[Billing Questions](#)

[NIE Adopt a Class](#)

[E-Edition](#)



Share Photos

Share your photos in our community photo galleries.



Share Events

Get your upcoming event listed in our free

[Mobile S](#)

[Mobile A](#)

[Baseball](#)

[Football](#)

[Porkapp](#)

[CinStage](#)

NEWS

[Latest Headlines](#)

[Crime & Courts](#)

[Education](#)

[Government](#)

[Nation/World](#)

[Archives - Free](#)

[Archives - Paid](#)

[Traffic](#)

[Weather](#)

SPORTS

[Bengals](#)

[Reds](#)

[UC](#)

[Xavier](#)

[High School](#)

[Statistics](#)

[Paul Daugherty](#)

[Cyclones](#)

[Blogs](#)

ENTERTAINMENT

[Metromix](#)

[Movies](#)

[Eat & Drink](#)

[Music](#)

[Calendar](#)

[Theater](#)

[Comics & Games](#)

[HYPE](#)

[Blogs](#)

LIVING

[Home & Garden](#)

[Food](#)

[Health](#)

[Moms](#)

[Dating](#)

[HYPE](#)

[Deals](#)

BLOGS

[News & i](#)

[Sports](#)

[Entertain](#)

[Living](#)

[Moms](#)

[CincyBlo](#)

[Message](#)

LIVING

[Home & Garden](#)

[Food](#)

[Health](#)

[Moms](#)

[Dating](#)

[HYPE](#)

[Deals](#)

BUSINESS

[Markets](#)

[Stocks](#)

[National Headlines](#)

[Career News](#)

[Real Estate News](#)

[HYPE](#)

[Blogs](#)

OBITUARIES

[Obituaries](#)

[Lives Remembered](#)

[Kentucky](#)

[USA Today](#) | [Jobs](#) | [Cars for Sale](#) | [Homes for Sale](#) | [Apartments for Rent](#) | [Real Estate](#) | [S](#)

GANNETT

Copyright © 2012 news.cincinnati.com. All rights reserved.

Users of this site agree to the [Terms of Service](#), [Privacy Notice/Your California Privacy Rights](#), and [Ad Choices](#)