OPERATOR RESPONSE FORM

Operator Name: Northgate Village Apartments

Informal Conference Requested: Yes ☐ No ☐
Docket Number: 44735

Responses required within **30 days of electronic mail.** Provide the following information for this report:

Response to Inspection Number: TS22-030

Type of Enforcement Action(s) cited in report:		Informal Conference Requested
☑ Notice of Probable Violation (NOPV)	☑ New ☐ Continuing	☑ Yes ☐ No
☐ Notice of Amendment (NOA)	☐ New ☐ Continuing	☐ Yes ☐ No
☐ Warning Letter	☐ New ☐ Continuing	☐ Yes ☐ No
☐ Letter of Concern	☐ New ☐ Continuing	☐ Yes ☐ No
☐ Observed Issue	☐ New ☐ Continuing	☐ Yes ☐ No
☐ Proposed Civil Penalty	$ _____ PCP $ Amount (Total for report)	

Indicate below (A-E) based on the type of Enforcement Actions in this report: (Check all that apply)
Complete a separate copy of Page 2, Operator Response to Enforcement Action, for each cited item.

A. Response for **Notice of Probable Violation** (with and without proposed civil penalty):
   1. ☐ Written statement indicating that corrective measures have achieved Compliance or
   2. ☑ Written plan of action outlining the corrective measures that will be taken to achieve compliance and when compliance is anticipated.

B. Response for **NOA**:
   1. ☐ Contested: Attach written explanation, information, or other material in answer to the allegations in the Notice of Amendment stating your reasons for objecting to the NOA, in whole or in part; or
   2. ☐ Not Contested: Explanation, information, or other material believed to warrant modification of the NOA in whole or in part; or
   3. ☐ Written request for clarification. (Attached)

C. Response for **Continuing** and/or **Existing** violations:
Current status, updates, expected completion dates, proposed modifications, etc., of the continuing and/or existing violations, even if this information was previously provided. Referencing a previously filed response letter, as status, updates, etc. alone is not sufficient for this response. Failure to provide this information may result in formal interrogatories from the Director through data requests.

D. Response for ☐ **Letter of Concern** / ☐ **Warning Letter**
I acknowledge receipt of the Letter of Concern/Warning Letter: _____
SIGNATURE / TITLE

Additional Comments: (Optional) _____

E. Response for **Observed Issue** and **No Violation**: (Optional Response)
Staff requests that the Operator acknowledge receipt of the Observed Issue/No Violation in writing, or by submitting an email to the FPU Director

Inspection #: JS22-030

Operator: Northgate Village Apartments (C/O Strategic Management Partners)

Date: 12/15/2022

I received your email communication and the documents that you attached. I have been in contact directly with Allen Town and Michelle Thebert about the Notice of Probable Violation that we received on November 17th.

Currently, we are working with Liberty Gas to take over the gas lines and move us away from being a master meter operator. Liberty gas will be conducting a survey of the property, and we will continue to move in the direction of turning the service over to their control. I will be able to update you once I have information back from Liberty. I am expecting this in the next couple of weeks.

Christian Sizemore



Director of Construction & Service

Strategic Management Partners

Direct: 770-375-8024

Fax: 770-799-9917

csizemore@smpmgt.com

Operator Response to Enforcement Action

Enforcement Action for: _____ ☐ New Violation ☐ Continuing Violation
Enter Code / Commission Rule (Complete a separate attachment for each enforcement action)

Enforcement Action(s) cited in report:	Conference Requested:	
☑ Notice of Probable Violation (NOPV)	☑ Yes ☐ No	$ _____ Proposed Penalty for this violation
☐ Notice of Amendment (NOA)	☐ Yes ☐ No	
☐ Warning Letter	☐ Yes ☐ No	
☐ Letter of Concern	☐ Yes ☐ No	
☐ Observed Issue	☐ Yes ☐ No	
☐ Proposed Civil Penalty	☐ Yes ☐ No	

OPERATORS RESPONSE: A Hache Letter

Response Provided by: Christian Sizemore
Name / Title

Date: 12/15/2022

Internal use only:

Lead Inspector: _____ Date Response Reviewed: _____

Actions Acceptable: ☐ Yes ☐No Re-inspection Needed: ☐ Yes ☐ No Clear Violation: ☐ Yes ☐ No

Supervisor Review by: _____ Date Reviewed: _____

Additional Enforcement Recommended: ☐ Yes ☐ No

Director Review

Approved: ☐ Yes ☐No Schedule Special Follow-up Inspection: ☐ Yes ☐ No

Cleared Violation: ☐ Yes ☐ No

Comments: _____