

# Code Enforcement Activity

Westlake

12/01/2025 - 12/31/2025

Date	Violation	Violation Status	Next Inspection Date	Notes	Code Enforcement Officer	Corrections
<b>24WES-00012 - 35 Arta Drive, westlake, TX 76262 - Open</b>						
12/5/2025	Adopted (IPMC 2021) Exterior Structure	Failed Inspection - Violation Notice	1/16/2026	Violation Notice	Eva Hebert	Please correct the falling exterior surfaces and resurface, repair, of the exterior surface. Please report structural inspection and preventative measures.
12/12/2025	Adopted (IPMC 2021) Exterior Structure	Update - Update		I stopped by CVS, and they had workers out at the property painting the property. They weren't making the repairs to the stucco. I updated photos of the conditions today and the picture of the truck with the information on it of who did the work.	Eva Hebert	
12/12/2025	Adopted (IPMC 2021) Exterior Structure	Update - Update		I was told by the supervisor I contacted off the number of the truck that they are only painting the area on the building, someone else was out there Tuesday that were going to be making the repairs to building. I will keep monitoring the building,	Eva Hebert	

12/19/2025	Adopted (IPMC 2021) Exterior Structure	Update - Update		I spoke with Bridget Tipler the store manager about the exterior repair work that was done. Bridget informed me that the wall was scraped, mesh was attached and then painted. I mentioned that I reached out to Gregory Herbet the Senior Regional Manager by phone and text to send an update to the email portal about what work was done on the building. I update community core with pictures from today,	Eva Hebert	
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24WES-00021 - 55 Tarragona Drive, Westlake, TX 76262 - Open						
12/12/2025	Adopted (IPMC 2021) Dangerous structure or premises	Update - Update		I spoke with Mike Beaty today and he said they have the window it just needs to be installed; I will continue to monitor they property for status.	Eva Hebert	
12/12/2025	Adopted (IPMC 2021) Dangerous structure or premises	Reschedule		I spoke with Mike Beaty today and he said they have the window it just needs to be installed; I will continue to monitor they property for status.,	Eva Hebert	

12/19/2025	Adopted (IPMC 2021) Dangerous structure or premises	Update - Update		I emailed Mike Beaty and requested an update on the broken window at 55 Tarragona if he has an estimated date of completion to please let me know.	Eva Hebert	
<b>25WES-00053 - 2109 Ainsley Ct, Westlake, TX 76262 - Closed</b>						
12/19/2025	High Weeds	Passed Inspection		The tall grass and weeds have been mowed on the property.	Eva Hebert	
<b>25WES-00070 - 2101 Ainsley Ct, Westlake, TX 76262 - Closed</b>						
12/19/2025	High Weeds	Passed Inspection		The vacant lot has been mowed	Eva Hebert	
<b>25WES-00074 - 1478 Forest Knoll Drive, Westlake, TX 76262 - Open</b>						
12/5/2025	Accumulations on lots or parcels of land prohibited	Update - Update		1478 Forest Knolls Drive I contacted the owner Steve and discussed the ongoing water issue on the side of the house. Requested the expected date for completion of the repair work. Awaiting a response.	Eva Hebert	
12/5/2025	Accumulations on lots or parcels of land prohibited	Reschedule		1478 Forest Knolls Drive I contacted the owner Steve and discussed the ongoing water issue on the side of the house. Requested the expected date for completion of the repair work. Awaiting a response.	Eva Hebert	

12/12/2025	Accumulations on lots or parcels of land prohibited	Update - Update		I reached out to the property owner Steve Udvar-hazy 310-770-9070 and sent him a message with requesting an update on the water repair at 1478 Forest Knoll Drive, I am waiting on a response to hear back from him. Steve texted me back and said the landscaper was on vacation for 8 days and he stated that he will start work on Monday.	Eva Hebert	
12/12/2025	Accumulations on lots or parcels of land prohibited	Reschedule		I reached out to the property owner Steve Udvar-hazy 310-770-9070 and sent him a message with requesting an update on the water repair at 1478 Forest Knoll Drive, I am waiting on a response to hear back from him. Steve texted me back and said the landscaper was on vacation for 8 days and he stated that he will start work on Monday.	Eva Hebert	

12/19/2025	Accumulations on lots or parcels of land prohibited	Update - Update		After several careful inspections done on the property with the landscape experts, they have conclusively determined that the water is coming from the neighbor to the NW with the pool. They do not have any sprinkler leaks. You can see from the video that was sent to me the wall separating their property the water is coming down in several places. I was asked by the owner to address this problem the residence who are responsible for the condition per Steve in a text message he sent me.	Eva Hebert	
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**25WES-00076 - 2 Castellon Drive, Westlake, TX 76262 - Open**

12/5/2025	Accumulations on lots or parcels of land prohibited	Reschedule		I sent a reminder notice.	Eva Hebert	
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12/5/2025	High Weeds	Failed Inspection - Friendly Reminder	12/26/2025	Reminder Notice	Eva Hebert	Please remove or cut all such grass, weeds or plants as often as may be necessary to comply with sections 46-116. The weeds and tall grass are currently exceeding the allowable 12 inches, as stipulated by the local ordinance. We kindly ask you take the necessary steps to trim or mow the weeds throughout on the property.
12/12/2025	High Weeds	Update - Update		I was advised by Kiana that the violation letter came back as undeliverable.	Eva Hebert	
<b>25WES-00077 - 4 Castellon Drive, Westlake, TX 76262 - Open</b>						
12/5/2025	High Weeds	Failed Inspection - Friendly Reminder	12/26/2025	Reminder Notice	Eva Hebert	Please remove or cut all such grass, weeds or plants as often as may be necessary to comply with sections 46-116. The weeds and tall grass are currently exceeding the allowable 12 inches, as stipulated by the local ordinance. We kindly ask you take the necessary steps to trim or mow the weeds throughout on the property.
12/12/2025	High Weeds	Update - Update		I was advised by Kiana that the violation letter came back as undeliverable.	Eva Hebert	

## 25WES-00079 - 28 Cardona Drive, Westlake, TX 76262 - Closed

12/5/2025	Accumulations on lots or parcels of land prohibited	Reschedule		I have received a phone call back from Brian Michael about the vacant lot at 28 Cardona; they will start the cleanup for the garbage, rubbish, rocks, construction debris next week and also get the excavator on schedule to grade the lot next week.	Eva Hebert	
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12/12/2025

Accumulations on lots or parcels of land prohibited

Passed Inspection

The lot has been cleaned up and silt fencing has been put up.

Eva Hebert

## 25WES-00080 - 30 Catalonia Drive, Westlake, TX 76262 - Closed

12/5/2025	Accumulations on lots or parcels of land prohibited	Passed Inspection			Eva Hebert	
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## 25WES-00081 - 1845 Terra Bella Drive, Westlake, TX 76262 - Open

12/5/2025	Construction site conditions	Reschedule		I uploaded photos for the construction site at 1845 Terra Bella Drive. The current conditions have been documented. I will continue to monitor the site for compliance and progress.	Eva Hebert	
12/5/2025	Construction site conditions	Update - Update		I uploaded photos for the construction site at 1845 Terra Bella Drive. The current conditions have been documented. I will continue to monitor the site for compliance and progress.	Eva Hebert	

12/12/2025	Construction site conditions	Update - Update		<p>I sent an email to Serena Smith - I hope you're doing well. I'm following up on the exterior site inspection for 1845 Terra Bella Dr. The property remains unchanged, with junk and debris still present. I would like to reach out to the property owner directly to request that the exterior be cleaned up. I'm sure he received the notice I sent, It was listed as SSR ESTATE LIMITED COMPANY 2301 Demona Dr Austin, TX 78733.</p> <p>Could you please provide me with a current phone number or contact information for the owner so I can proceed? I attached pictures of the property rubbish conditions.</p>	Eva Hebert	
12/12/2025	Construction site conditions	Update - Update		<p>I asked Serena for a contact, and she sent me an email with information for Sam. I sent Sam an email requesting his assistance in getting the property cleaned up or putting me in touch with someone that may assist me.</p>	Eva Hebert	

12/12/2025	Construction site conditions	Update - Update		I received an email from Sam - Hi Eva thanks for sharing. You have the right contact person. I'm sorry we missed the message from last week. Can you tell me if it was shared here on email or somewhere else? This is so we don't miss any future correspondence. We will take care of the removal in 48 hours or less.	Eva Hebert	
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**25WES-00082 - 2113 Ainsley Ct, Westlake, TX 76262 - Open**

12/26/2025	Construction site conditions	Complaint Filed	12/29/2025		Eva Hebert	Maintain the construction site and the roads from dirt
12/26/2025	Construction site conditions	Update - Update		Maintain the construction site and road from dirt at end of work shift	Eva Hebert	
12/26/2025	Construction site conditions	Reschedule		Maintain the construction site and the roads from dirt	Eva Hebert	