

Subject: Re: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination
Date: Wednesday, July 23, 2025 at 1:27:09 PM Central Daylight Time
From: Copeland, Katie
To: Jessika Calkins, Kodi Walker The Bowery
Attachments: image001.png, image003.gif, image004.png, image005.png, image006.png, image007.png, image008.png

Hey there,

The hotel just gave me a call and mentioned they need to speak with you about extending the stay.

I'm continuing to work on possible solutions for relocation, but I could use a little more clarity around my current options. I also wanted to check whether the industrial hygienist visit has been scheduled yet or if that's still pending.

It may be worth exploring whether a full move-out might be the best path forward so remediation can happen without risk to my belongings or further contamination. If we can connect soon, I'd love to lay out the options and see what makes the most sense moving forward.

Warmly,
Katie Copeland
817-789-8498

From: Copeland, Katie <K.M.COPELAND@tcu.edu>
Date: Tuesday, July 22, 2025 at 5:12 PM
To: Jessika Calkins <jcalkins@weinsteinproperties.com>, Kodi Walker The Bowery <kowalker@weinsteinproperties.com>
Subject: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

Hi Jessika and Kodi,

I wanted to check in and make sure I'm not overlooking anything on my side. I know I asked about lease renewal options back in June but haven't seen anything yet, so just wanted to follow up.

I'd also love any updates on the industrial hygienist visit and potential remediation plans when those are available. And if a transfer is still something you're open to exploring, I'm happy to take another look at the logistics. Just

trying to stay organized as things move forward.

Thanks again for your time and coordination. I know how important it is for everything to stay aligned with state and health standards, especially now that I am focused on recovering and managing the many moving parts.

Warmly,

Katie Copeland

817-789-8498

From: Jessika Calkins <jcalkins@weinsteinproperties.com>

Date: Monday, July 14, 2025 at 4:27 PM

To: Copeland, Katie <K.M.COPELAND@tcu.edu>, The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>

Subject: RE: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

[EXTERNAL EMAIL WARNING] DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe.

Hi Katie- we have your reservation set at the Nobleman beginning tonight. Below is the confirmation number and information ready for your check-in.

Your reservation for Jul-14-2025 has been confirmed.

Confirmation #3304025521



[The Nobleman Fort Worth, Tapestry Collection by Hilton](#)

<image003.gif>



503 Bryan Ave
Fort Worth TX 76104 US
[Maps & Directions>](#)



+168243230010

14 MON
JUL

Check In: 3:00 PM

5 Nights

19 SAT
JUL

Check Out: 12:00 PM



[Add to Calendar](#)

<image003.gif>

Your Room Information

<image003.gif>

Guest Name:

Katie Copeland

Guests:

2 Adults

Rooms:

1

Room Plan:

1 KG BED WITH KITCHENETTE



Jessika Calkins Area Manager

Weinstein Properties

p: 804.665.2272

a: 3951 Stillman Parkway Glen Allen, VA 23060

From: Jessika Calkins

Sent: Monday, July 14, 2025 3:38 PM

To: Copeland, Katie <K.M.COPELAND@tcu.edu>; The Bowery - Kodi Walker

<kwalker@weinsteinproperties.com>

Subject: RE: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

Hi Ms. Copeland- It's great to hear from you! We can certainly get your hotel reservation made. As we previously discussed, we'll go ahead and reserve a room for you at The Nobleman. We'll make the reservation for the Noble Room and prepare the credit card authorization so you can check in smoothly.

As a reminder, we will cover the room cost; however, any incidentals will be your responsibility. Do you prefer the room with 2 beds or a king?

Regarding Doggie Diggs, we were also planning to make that reservation on your behalf so we could authorize payment. If you're already on your way there, can you please confirm whether you plan to cover it yourself and submit an invoice for reimbursement? If not, we are happy to set up the reservation so we can authorize payment.

Thanks,

<image008.png>

Jessika Calkins Area Manager

Weinstein Properties

p: 804.665.2272

a: 3951 Stillman Parkway Glen Allen, VA 23060

From: Copeland, Katie <K.M.COPELAND@tcu.edu>

Sent: Monday, July 14, 2025 3:27 PM

To: Jessika Calkins <jcalkins@weinsteinproperties.com>; The Bowery - Kodi Walker

<kwalker@weinsteinproperties.com>

Subject: Re: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

Importance: High

Caution: This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

THIS EMAIL IS INADMISSABLE AS IT INCLUDES POSSIBLE SETTLEMENT DISCUSSIONS.

Dear Ms. Calkins,

Thank you for confirming relocation. I've identified accommodations that meet my medical needs and allow for safe recovery while remediation is pending.

The Bowie House has confirmed availability beginning today. I've attached their email with booking details. Please note: **the room is not on hold and could be booked at any time**, so I'd appreciate it if your team could complete the reservation as soon as possible to avoid delay.

Doggie Diggs has also confirmed space for both dogs. I'm walking them over now and will begin packing shortly to make my way to the hotel. Their phone number is [\(817\) 332-4364](tel:8173324364).

If your office does not plan to coordinate through your insurance provider, please let me know who to contact so I can file a claim directly. Otherwise, I'm trusting your team to handle arrangements promptly.

To be clear, this relocation is being made strictly to protect my health and safety. It does not constitute a waiver, concession, or resolution of the underlying issues, nor should it be construed as such. All rights and remedies remain fully reserved under the Texas Property Code, DTPA, ADA, and Fair Housing Act.

Note: I did receive your comments regarding transfer, inspection, and lease renewal. I'll respond to those separately once I'm safely checked in and have the bandwidth to address them appropriately.

Please confirm once the reservation is secured. Texting is welcome.

Warmly,
Katie Copeland
817-789-8498
k.m.copeland@tcu.edu

From: Jessika Calkins <jcalkins@weinsteinproperties.com>

Date: Monday, July 14, 2025 at 12:08 PM

To: Copeland, Katie <K.M.COPELAND@tcu.edu>, The Bowery - Kodi Walker <kwalker@weinsteinproperties.com>

Subject: RE: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

[EXTERNAL EMAIL WARNING] DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe.

Hi Ms. Copeland- we're happy to accommodate your hotel reservation beginning today. Before we proceed, we just need to confirm your preference: Would you like to move forward with a pet-friendly hotel nearby so that you can bring your dogs with you, or would you prefer to continue having them boarded? If you'd like them boarded, we will need to reach out to Doggie Digs to confirm availability and ensure they can accommodate your pets. Your hotel stay will cover the period while we wait for ServPro's official report of their findings and remediation plan, which is expected by the end of the day today, and for the duration of the actual remediation work. We're hopeful the process will only take a few days, but we want to give you a heads-up so you can pack and prepare to be out of the home for several days.

Regarding your transfer request, during the inspection by both our team and ServPro, a strong pet urine odor was detected in the home. While we're willing to allow a transfer without penalty, the home still must pass inspection and be free of damages. If the odor has caused damage, there could be associated charges, and it may impact your eligibility to transfer. If you'd still like to explore transfer options, we suggest considering Bexley Grapevine, Bexley Clearfork, and Bexley Left Bank. You can check their websites or contact them directly for pricing and availability. If you'd like to move forward with the transfer, we recommend scheduling your transfer inspection as soon as possible so we can assess whether any damages would affect that process. You're also welcome to complete the remediation work first and revisit the transfer afterward just let us know how you'd like to proceed.

Also, our pest control vendor is scheduled to be in your home on Wednesday for an inspection and treatment. We'll keep you updated on anything that comes from that visit.

Please confirm your preference regarding the hotel and pets as soon as possible so we can finalize the reservation and get you checked in today.

Thank you, and let us know if you have any questions.

<image008.png>

Jessika Calkins Area Manager

Weinstein Properties

p: 804.665.2272

a: 3951 Stillman Parkway Glen Allen, VA 23060

From: Copeland, Katie <K.M.COPELAND@tcu.edu>

Sent: Saturday, July 12, 2025 2:59 PM

To: Jessika Calkins <jcalkins@weinsteinproperties.com>; The Bowery - Kodi Walker

<kowalker@weinsteinproperties.com>

Subject: Re: Request for Immediate Relocation to Hotel Due to Confirmed Mold Contamination

Caution: This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

Hi, I'm following up about logistics to try to get me set up in a hotel today

Katie Copeland

817-789-8498

On Jul 12, 2025, at 1:14 AM, Copeland, Katie <K.M.COPELAND@tcu.edu> wrote:

Hi Kodi,

Now that the presence of mold has been confirmed by a licensed assessor—and the licensed remediator has recommended bringing in an industrial hygienist for further evaluation—can we agree that a temporary hotel stay is appropriate while we figure out next steps?

Regarding the potential of transferring to another property, I am interested in two or three bedrooms and something with a yard or a patio for my dogs to stretch their legs. I noticed this option at Bexley Grapevine. I'm also open to Clearfork and Left Bank options.

I really appreciate your willingness to work with me on this. Please let me know what options might be available today.

Thank you,

Katie Copeland

817-789-8498

<image0.png>

Thanks again,

Katie Copeland

817-789-8498

On Jul 11, 2025, at 12:59 PM, The Bowery - Kodi Walker
<kowalker@weinsteinproperties.com> wrote:

[EXTERNAL EMAIL WARNING] DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe.

Hi Katie,

Yes, this is going to be a licensed mold assessment being conducted by ServPro. My maintenance supervisor and I will also be present.

For availability at Bexley Clearfork – are you going to be interested in a 1, 2, or 3 bedroom home and I'd be happy to send you that information over!

Thanks,

<image003.jpg>

Kodi Walker | Property Manager

The Bowery at Southside Apartments

220 East Broadway Ave. | Fort Worth, TX 76104

Call or Text **833.887.1948**

[WEBSITE](#) | [RESIDENT SERVICES](#)

From: Copeland, Katie <K.M.COPELAND@tcu.edu>

Sent: Friday, July 11, 2025 10:53 AM

To: Jessika Calkins <jcalkins@weinsteinproperties.com>

Cc: The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>

Subject: Re: NOTICE: 7-Day Statutory Period Expired - Mycotoxin Test Results & Relocation Request

Caution: This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

Are they licensed mold assessment consultants?

I was thinking about the Bexley at Clearfork, but not sure of options. Can you give me details on availability?

I'm really not feeling well today. The mold just keeps making me feel worse and worse. I'm going to try and get some rest.

Katie Copeland

817-789-8498

On Jul 11, 2025, at 8:47 AM, Jessika Calkins
jcalkins@weinsteinproperties.com wrote:

[EXTERNAL EMAIL WARNING] DO NOT CLICK LINKS
or open attachments unless you recognize the sender and
know the content is safe.

Hi Katie- thank you for reaching out and inquiring about a transfer. We're happy to move forward with the option of transferring you to one of our sister communities. We will also be happy to waive the transfer fee for this. Have you had a chance to review their pricing and availability, and do you have a specific home in mind? We'll need to know your preferred transfer date, along with a few additional steps to complete our transfer process but we're happy to assist you with that.

I wanted to confirm that a contractor who is specialized in mold, scheduled to visit your home today to inspect and assess the unit before any work begins. Please let us know your thoughts on the transfer so we can begin working on this for you.

Thanks,

<image001.png>

Jessika Calkins Area Manager
Weinstein Properties
p: 804.665.2272
a: 3951 Stillman Parkway Glen Allen, VA 23060

From: Copeland, Katie <K.M.COPELAND@tcu.edu>
Sent: Thursday, July 10, 2025 12:54 PM
To: Jessika Calkins <jcalkins@weinsteinproperties.com>
Cc: The Bowery - Kodi Walker
<kowalker@weinsteinproperties.com>
Subject: Re: NOTICE: 7-Day Statutory Period Expired - Mycotoxin
Test Results & Relocation Request

Caution: This is an EXTERNAL EMAIL - Be cautious of
clicking links and opening attachments.
If you suspect that this is a phishing email, report this
to IT by entering a computer help ticket.

FOR SETTLEMENT PURPOSES ONLY — NOT
ADMISSIBLE AS EVIDENCE UNDER TEX. R. EVID.
408

I am writing in the spirit of exploring early resolution options that could meet both parties' needs while preserving my rights. This message and any resulting discussions are for settlement purposes only and are not admissible as evidence under Rule 408 of the Texas Rules of Evidence.

Given the documented uninhabitability of my current apartment at 405 Crawford (Unit 2145), I would like to explore the possibility of relocating to your Clearfork property. This could serve as a temporary stabilization step while other legal matters are addressed and could help avoid further disruption and cost to both parties.

Please let me know whether this is something we can discuss informally.

With regards to your plan for tomorrow, I can only reiterate the law that forbids unlicensed mold remediation in situations like this one. I

followed up with the licensed mold consultant who investigated the apartment and he said:

The law talks about contamination that "AFFECTS" a total surface area of 25 contiguous square feet or more" and in your case much more than 25 contiguous square feet were affected since the air in the guest bedroom tested positive for toxic airborne mold and affected the carpet and walls inside the room where the levels were indicated to be high.

Rule §78.110(a) states: "A mold remediation contractor or company shall notify the department or the department's representative or designee of a mold remediation, as defined in §78.10(29), when mold contamination affects a total surface area of 25 contiguous square feet or more."

Sincerely,
Kathryn Copeland

On Jul 9, 2025, at 5:34 PM, Jessika Calkins <jcalkins@weinsteinproperties.com> wrote:

[EXTERNAL EMAIL WARNING] DO NOT
CLICK LINKS or open attachments unless you
recognize the sender and know the content is

safe.

Hi Katie- we wanted to follow up and let you know that this Friday, we have scheduled a visit from our vendor, ServPro, to assess the current condition of your home. ServPro will be inspecting the area, noting all required materials, and confirming whether what next steps or measures are needed to complete the work. Once we receive their scope of work and if another vendor is needed to perform the repairs, we'll be sure to update you. A member of our team will accompany ServPro during the inspection at your home on Friday.

We also wanted to note that we haven't heard back from you regarding our previous communications. We're still more than happy to discuss everything we previously mentioned, including temporary hotel accommodations.\

Please don't hesitate to reach out if you have any questions.

Thanks,

<image003.png>
Jessika Calkins Area Manager
Weinstein Properties
p: 804.665.2272
a: 3951 Stillman Parkway Glen Allen, VA
23060

From: Jessika Calkins
Sent: Monday, July 7, 2025 5:00 PM
To: K.M.COPELAND@tcu.edu
Cc: The Bowery - Kodi Walker
kowalker@weinsteinproperties.com
Subject: FW: NOTICE: 7-Day Statutory Period
Expired - Mycotoxin Test Results & Relocation
Request

Hi Katie- after our conversation on Saturday, I wanted to follow up with you via email, as I know you prefer to keep communication in writing.

We're currently working on bringing in a specialist

to complete the necessary work. We've reached out to several contractors to gather pricing and determine how quickly they can get started for you. In the meantime, we're happy to place you in a hotel for a few days while we schedule and complete the repairs. As soon as the work is finished, you'll be able to move back into your home.

Would you like us to check availability at The Nobleman and Doggy Diggs starting tonight or tomorrow? Also, just a suggestion—there are some pet-friendly hotels in the area, and we're happy to consider those if you'd prefer to keep your furry companions with you.

Once we have a specialist ready to go, we'll update you on the scheduling of the work. Someone from our team will also be onsite to accompany the specialist during the visit.

Please let us know your preference so we can coordinate everything for you.

Thanks,

<image003.png>
Jessika Calkins Area Manager
Weinstein Properties
p: 804.665.2272
a: 3951 Stillman Parkway Glen Allen, VA
23060

From: Copeland, Katie
<K.M.COPELAND@tcu.edu>
Sent: Friday, July 4, 2025 12:39 PM
To: The Bowery - Kodi Walker
<kwalker@weinsteinproperties.com>; Lile
Benaicha
<lbenacha@weinsteinproperties.com>; Kelly
Smith <ksmith@weinsteinproperties.com>;
j.lancaster@weinsteinproperties.com
<j.lancaster@weinsteinproperties.com>;
i.jecklin@weinsteinproperties.com
<i.jecklin@weinsteinproperties.com>;
j.price@weinsteinproperties.com

<j.price@weinsteinproperties.com>
Subject: NOTICE: 7-Day Statutory Period
Expired - Mycotoxin Test Results & Relocation
Request

Caution: This is an EXTERNAL EMAIL - Be
cautious of clicking links and opening
attachments.

If you suspect that this is a phishing
email, report this to IT by entering a
computer help ticket.

Dear Weinstein Properties Team,

My health has significantly
deteriorated in the past week,
creating an urgent medical situation
that requires immediate action. I
need your help to get out of this
unsafe environment immediately.

I have copied several members of the
Weinstein Properties team because I
am hopeful that if the right people
know about this situation, they will
see that my urgent request for a hotel
room and dog boarding is reasonable
and necessary to protect my health
while we figure out next steps. **I do
not want to go another weekend
in an apartment that has been
deemed unfit for human
occupancy.**

I previously spoke with Jessica from
Weinstein Properties and she was
scheduled to call me yesterday with
relocation options, but I did not
receive any communication. I do not
have her email address so please pass
this along.

I must inform you that:

1. Seven days have now passed since my initial written notice on June 27, 2025. Under Texas Property Code §92.056, this exceeds the "reasonable time" presumption for addressing conditions materially affecting health and safety.
1. Laboratory testing has now confirmed dangerous levels of multiple mycotoxins in both my system and my service animals'. These test results provide objective biological evidence of the serious health hazard present in unit #2145. The specific mycotoxins found in our tests directly correlate with the exact mold species identified in the BioTex assessment report, creating clear evidence of causation.
1. My treating healthcare providers have advised that continued exposure could result in permanent medical harm, making immediate relocation an absolute medical necessity.

My priority remains securing safe temporary housing. I am requesting immediate approval for:

1. Temporary housing at The Nobleman Hotel (availability confirmed)
2. Boarding for my service animals at Doggie Diggs (\$85/night)

Given the missed call yesterday and my deteriorating condition, **I am requesting confirmation of these arrangements by 3:00 PM today.** If I do not receive confirmation by that time, I will need to exercise my statutory remedies under Texas Property Code §92.056, amend my existing HUD and TDLR complaints with my medical test results, and seek emergency injunctive relief.

I remain willing to work cooperatively toward a resolution that addresses my urgent medical needs while allowing proper licensed remediation to proceed. I believe it is necessary to involve your insurance carrier at this time to make sure this matter is handled appropriately and to arrange relocation for me to mitigate further damage to my health. **I just want a safe place to stay while we figure this out.**

There are multiple options to consider for getting me to a safe location, such as refunding the rent I have paid while living here. I am sure we can think of a reasonable temporary solution if we can communicate directly.

Sincerely,

Katie Copeland
817-789-8498

<image004.jpg>

From: Copeland, Katie
<K.M.COPELAND@tcu.edu>
Date: Wednesday, July 2, 2025 at 3:15 PM
To: Kodi Walker The Bowery
<kowalker@weinsteinproperties.com>,
LBenacha@weinsteinproperties.com
<LBenacha@weinsteinproperties.com>
Subject: Re: ADA/FHA Accommodation
Request and Notice of Urgent Health Risk –
Unit #2145

Can I please get a response from somebody
at Weinstein properties regarding my
immediate relocation?

Between my exacerbated symptoms and the
roaches, I really need to get to a safe
location.

Katie Copeland
817-789-8498

On Jun 30, 2025, at 8:50 PM,
Copeland, Katie
<K.M.COPELAND@tcu.edu>
wrote:

Dear Ms. Walker and Legal
Counsel:

This message serves as
formal notice that I have
filed complaints with the
following agencies
regarding Weinstein
Properties' ongoing

violations of Texas and federal law:

1. **Texas Department of Licensing and Regulation (TDLR)** – Complaint #0000018107 for unlicensed mold assessment and remediation in violation of *Texas Occupations Code § 1958.101*
2. **U.S. Department of Housing and Urban Development (HUD)** – Complaint for denial of reasonable accommodation under the *Fair Housing Act* and *Americans with Disabilities Act (ADA)*

Your team's attempt to perform in-house assessment and remediation on a unit declared "**unfit for human occupancy**" by licensed Mold Assessor Kyle Reist (License #MAC1742), with mold-affected areas exceeding 25 contiguous square feet, is unlawful under Texas law.

“A person may not engage

in mold assessment or mold remediation unless licensed to do so.” – *Tex. Occ. Code § 1958.101(a)*

To be clear, my prior consent to entry on June 27, 2025, was **limited to visual observation only**. At no point did I authorize an assessment, demolition, unlicensed remediation, or baseboard removal. Your team’s actions have worsened my documented medical conditions and further contaminated personal property belonging to me, my children, and our service animals.

I do not consent to any further entry for unlicensed remediation or inspection. Any such attempt will be documented and added to the complaints already filed with TDLR and HUD.

I continue to request **reasonable accommodation** under the ADA and Fair Housing Act based on documented disability and medical necessity. A licensed environmental professional has confirmed my unit is **unsafe to occupy**, and my

treating providers support immediate removal from the exposure environment. I have proposed a 14-day temporary relocation to The Nobleman Hotel (availability confirmed), with boarding for my service animals at Doggie Diggs next door.

Despite clear evidence of health risk and legal obligation, you have declined to facilitate temporary relocation. The denial of this medically necessary request creates clear exposure under the ADA, FHA, and *Texas Health & Safety Code*.

I request the following by
July 1, 2025 at 4:00 PM
Central Standard Time:

1. Written confirmation that **no unlicensed remediation** will be attempted;
2. Approval of the requested **reasonable accommodation** or a legally compliant alternative;
3. The **name and contact information** of Weinstein Properties' **insurance carrier** for this

matter;

4. Contact details for

**Weinstein
Properties' legal
counsel.**

I have acted in good faith and remain open to lawful, cooperative resolution. However, I will continue to pursue all available remedies under state and federal law if necessary.

I would like to know how you intend to offer this—especially if there are no comparable units available. Will you be assisting with relocation logistics? I would like to consider all options, but in the meantime, I stand firm in my position that immediate relocation is medically necessary and legally protected.

I reject your characterization that the unit is safe to occupy. This conclusion directly contradicts the licensed mold assessor's written findings, my documented medical conditions, and applicable state and federal law.

Sincerely,
Katie Copeland
(817) 789-8498

QuinnAndPoppy@gmail.com

From: The Bowery - Kodi Walker
<kowalker@weinsteinproperties.com>

Date: Monday, June 30, 2025 at
5:42 PM

To: Copeland, Katie
<K.M.COPELAND@tcu.edu>

Subject: RE: ADA/FHA
Accommodation Request and
Notice of Urgent Health Risk –
Unit #2145

**[EXTERNAL EMAIL
WARNING]** DO NOT CLICK
LINKS or open attachments unless
you recognize the sender and know
the content is safe.

Hi Katie –

I want to start by emphasizing that your health and safety are always our top priority. We take this matter very seriously, and I want to personally assure you that our team is trained to follow all EPA guidelines when performing repairs of this nature. The work we're prepared to carry out is aligned with these standards to ensure everything is handled safely and effectively.

I want to confirm that there is no active leak detected in your home, and all necessary repairs have already been completed. Our team has conducted a thorough assessment, and moisture readings confirm that the area is dry. With no signs of water present, there is no risk of continued mold growth at this time.

City's Codes and Compliance department recently stopped by and informed us that they had visited your home. While we have not yet received an official report, they have requested that the necessary repairs be completed timely. With that in mind, we would like to schedule the repair work for tomorrow to resolve this quickly and minimize any disruption to your routine. This includes, but is not limited to, the replacement of baseboards and effected areas of sheetrock. The work is limited in scope, non-invasive, and can be completed within a day with minimal to no disruption to your daily routine. However, if you would prefer for us to complete the work while you are away from the home for your own peace of mind, we are more than happy to coordinate a time that works better for you.

As mentioned, the scope of the work is limited, non-invasive, and will be completed within a day. Based on our assessment, there is no need for you to vacate the home or arrange for hotel accommodations. At this time, we are not able to accommodate requests for relocation or hotel reimbursement. However, if you feel that remaining in the home during this process is not comfortable for you, we completely understand and want to support you. We're happy to offer the option to transfer to another unit or to end your lease early without penalty.

Since you reported this issue, it is important that we demonstrate our responsiveness and complete the necessary repairs.

Please feel free to reach out with any questions or concerns!

Thank you,

<image001.jpg>

Kodi Walker | Property Manager

The Bowery at Southside Apartments
220 East Broadway Ave. | Fort Worth,
TX 76104

Call or Text **833.887.1948**

[WEBSITE](#) | [RESIDENT SERVICES](#)

From: Copeland, Katie

<K.M.COPELAND@tcu.edu>

Sent: Monday, June 30, 2025 2:09 PM

To: The Bowery - Kodi Walker

<kowalker@weinsteinproperties.com>

Cc: Lile Benaicha

<lbenacha@weinsteinproperties.com>

>; <wp@weinsteinproperties.com>

Subject: ADA/FHA Accommodation

Request and Notice of Urgent Health

Risk – Unit #2145

Importance: High

Caution: This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments. If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

Dear Ms. Walker,

This message constitutes a formal request for reasonable accommodation under the Americans with Disabilities Act (ADA), the Fair Housing Act, and related Texas laws.

I understand from Fort Worth Code Compliance that you claim I am not cooperating with remediation. That statement is demonstrably false. I have repeatedly offered access and expressed willingness to allow remediation, as documented in our ongoing correspondence. My sole concern has been ensuring the work is conducted **legally, safely, and by licensed professionals**, as required under Texas law.

As you are aware, I have multiple serious health conditions—including immunological, neurological, and vascular disabilities—that substantially impair major life activities and render me particularly vulnerable to environmental triggers such as mold toxins. These are documented by my treating physicians and home health providers.

Despite repeated notice—including my March 5 email—you and your team assured me the issue had been addressed. However, a licensed mold assessor has

now confirmed the presence of **Stachybotrys**, **Chaetomium**, and **extensive moisture damage**, concluding that my unit is “**unfit for human occupancy**.” My symptoms—vision loss, chronic inflammation, nosebleeds, respiratory issues, cognitive dysfunction, severe fatigue, and burning eyes—have worsened significantly since your staff began removing baseboards and “inspecting” the unit without containment or proper licensure.

(See Texas Occupations Code Sec. 1958.101(a): A person may not engage in (1) mold assessment or (2) mold remediation unless licensed to do so.)

I am also attaching the **State Farm denial letter**, which confirms that **displacement costs are not covered**, contrary to your suggestion that I consult my renter’s insurance.

 **Reasonable Accommodation Request:**

Under federal and state disability laws, I am requesting:

1. **Temporary relocation for at least 14 days** to The Nobleman Hotel (availability confirmed)
2. **Boarding for my two service animals** at Doggie Diggs next door during this time (\$85/night)
3. **Licensed mold remediation** in compliance with Texas Occupations Code Sec. 1958.101

This temporary relocation is a **reasonable accommodation directly tied to my disability**, and is **medically necessary** based on both physician input and the professional mold report. It would also allow your team full access for remediation without exposing me to further medical harm.

I am open to other creative solutions—hotel, extended stay, or temporary alternative unit—but I **cannot safely remain** in

an environment now
confirmed to be hazardous
to my health.

**⚠ Please confirm by
6:00 PM today that:**

1. This accommodation request is approved
 2. No further demolition or unlicensed work will occur
 3. Arrangements for The Nobleman and Doggie Diggs are being made immediately
-

I remain willing to fully cooperate with remediation **—so long as it is legal, licensed, and does not further endanger my health.** I hope this matter can be resolved cooperatively, without need for additional regulatory enforcement or litigation.

Sincerely,
Kathryn Copeland
405 Crawford Street, Apt.
2145
Fort Worth, TX 76104
(817) 789-8498

Attachments:

1. BioTex Mold Report
(6/18/25)

2. State Farm Denial Letter
3. March 5 Mold Notice Email
4. Texas Occupations Code Sec. 1958

<image005.jpg>

From: Copeland, Katie
<K.M.COPELAND@tcu.edu>
Date: Friday, June 27, 2025 at
5:29 PM
To: The Bowery - Kodi Walker
<kowalker@weinsteinproperties.com>
Subject: Re: URGENT HEALTH &
SAFETY ISSUE – Formal Notice &
Request for Accommodations –
The Bowery at Southside Unit
#2145
Ms. Walker,

Thank you for your response regarding the mold in my apartment. I'm writing to clarify several critical concerns before any remediation begins.

First, I must highlight that your assessment directly contradicts the licensed professional mold assessor's findings (Kyle Reist, License #MAC1742). His report explicitly states that my unit is "unfit for human occupancy" and that "the scope and magnitude of the mold growth and

affected areas exceeds 25 contiguous square feet." Under Texas law, this requires both a written Mold Protocol by a licensed Mold Assessment Consultant and remediation by a licensed Mold Remediation Company.

The report specifically warns: "Maintenance Personnel/General Contractors/Sub-Contractors, who are not licensed through the Texas Department of Licensing and Registration for Mold Remediation, should NOT ATTEMPT to perform exploratory cuts, cover-up, repair work or remediate the areas cited within the 'Visual Inspection' area of this report. Such action could result in further contamination of the structure and any surrounding properties, further exposure to occupants..."

Given these significant contradictions, I request the following information before any work begins:

1. The name, license number, and

qualifications of the team members who will be performing the remediation

1. A written remediation protocol explaining how your "in-house" approach complies with Texas Department of Licensing and Regulation requirements for spaces exceeding 25 contiguous square feet
1. Details on what containment measures will be used to prevent further contamination during remediation (negative air pressure, HEPA filtration, etc.)
1. Contact information for your property insurance carrier, as I need to understand all parties involved in resolving this health emergency
1. Written confirmation that Weinstein Properties assumes full liability for any

adverse health consequences resulting from remaining in a property professionally deemed "unfit for human occupancy" or from improper remediation methods

Regarding my request for temporary relocation, I have confirmed with State Farm that mold/fungi is specifically excluded from my renter's insurance coverage. As such, this responsibility falls to the property management. My documented medical conditions (which I am prepared to provide) make me particularly vulnerable to mold exposure, qualifying me for reasonable accommodation under the ADA and Fair Housing Act.

I want to emphasize that my primary concern is securing safe housing while proper remediation occurs. I have not yet reported this situation to the Texas Department of Licensing and Regulation or Fort Worth Code Enforcement, as I hoped we could resolve this cooperatively. However, I cannot consent to improper remediation

that may worsen my health condition or create additional liability.

I look forward to your prompt response addressing these concerns so we can move forward appropriately.

Sincerely,
Katie Copeland

Warmly,
Katie Copeland
817-789-8498

<image005.jpg>

From: The Bowery - Kodi Walker
<kowalker@weinsteinproperties.com>

Date: Friday, June 27, 2025 at
3:42 PM

To: Copeland, Katie
<K.M.COPELAND@tcu.edu>

Subject: RE: URGENT HEALTH & SAFETY ISSUE – Formal Notice & Request for Accommodations – The Bowery at Southside Unit #2145

[EXTERNAL EMAIL
WARNING] DO NOT CLICK
LINKS or open attachments unless
you recognize the sender and know
the content is safe.

Hi Katie,

Thank you for bringing your concerns to our attention regarding the presence of mold in

your home. We understand the seriousness of your concerns and want to reassure you that we are taking prompt and appropriate action to address the issue.

As you are aware myself and my supervisor have assessed the area and confirmed that there is no active leak and no moisture present in the walls. This project is isolated and manageable.

Based on this assessment, we will need to conduct removal of the affected areas immediately. The areas included will be inside the AC closet, outside of the AC closet, behind the door of the guest bedroom, and the left side of the front door. The scope of work will be non-invasive, and no drying equipment such as fans is required. All remediation will be handled in-house by our qualified team.

Please note that your home is safe to occupy during this process, and relocation is not necessary. If you prefer not to remain in the home during the work, you are welcome to consult with your renter's insurance provider regarding temporary accommodation options.

Thank you once again for allowing us access to your home. This project is important to us, and we're committed to resolving the issue as quickly as possible with minimal disruption to you.

We're ready to begin removing any affected areas today, with the goal of completing the necessary repairs by Monday. To keep things moving smoothly, we'll need your continued cooperation and access to the area.

Please let us know if you have any questions or concerns. We appreciate your support and look forward to getting everything resolved promptly.

Thank you,

<image006.jpg>

Kodi Walker | Property Manager

The Bowery at Southside Apartments
220 East Broadway Ave. | Fort Worth,
TX 76104

Call or Text **833.887.1948**

[WEBSITE](#) | [RESIDENT SERVICES](#)

From: Copeland, Katie
<K.M.COPELAND@tcu.edu>
Sent: Friday, June 27, 2025 9:58 AM
To: The Bowery at Southside
<thebowery.reply.weinstein@aptleasing.info>; The Bowery
<theboweryoffice@weinsteinproperties.com>;
wp@weinsteinproperties.com;
awebsterstein@weinsteinproperties.com
Subject: URGENT HEALTH & SAFETY ISSUE – Formal Notice & Request for Accommodations – The Bowery at Southside Unit #2145
Importance: High

Caution: This is an EXTERNAL EMAIL - Be

cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

To whom it may concern,

Please find attached a formal demand letter regarding the confirmed presence of toxic mold in my apartment (#2145 at The Bowery at Southside) and Weinstein Properties' failure to adequately respond to multiple notices of this health hazard. A licensed environmental consultant has now declared the unit "unfit for human occupancy."

This matter is time-sensitive due to both my medical condition and the current shortage of nearby lodging, as noted in the attached news article. I am asking for your immediate help with relocation to avoid further medical harm.

Thank you for your prompt attention to this serious issue.

Warmly,
Katie Copeland
817-789-8498

<image003.jpg>