



Stephen Boerner <stephen.boerner@gmail.com>

Returning your voicemail

10 messages

Steve Boerner <stephen.boerner@gmail.com>
To: Karen@cpihome.com

Thu, Feb 13, 2025 at 10:54 AM

Karen,

Stephen Boerner here from 4D new st commons.

I'm unavailable by phone and ask if you wouldn't mind typing up the purpose of your voicemail from earlier this week. Happy to respond and will be quicker over email.

Also I have an update to our auto car detail for the two parking spots we have.

We had renters for 12 months, but after their lease didn't renew, we relocated back to Pennsylvania recently.

That said, Melissa and I are divorcing and the property is for sale and largely vacant minus the occasional stay, visit, or cleaning crew / home showing.

Regarding parking:

Melissa and I each have 1 spot to use and I need to get you the car detail.

I assume just make/model/license plate?

With the info not in front of me at this moment, I don't have the license plate info but will provide soon.

Looking forward to hearing from you regarding the voicemail

- Stephen Boerner

Karen Oglesby <karen@cpihome.com>
To: Steve Boerner <stephen.boerner@gmail.com>

Thu, Feb 13, 2025 at 12:49 PM

I'm actually calling regarding your account. There is a significant past due amount that needs to be cleared up to avoid further collection action.
4C has a balance of \$ 2,872.64

Please call me at (484) 483-2715 to discuss or advise when payment will be made.

Thank you.

Karen Oglesby CMCA, AMS

Chancellor Properties Inc.

P.O. Box 148

Ridley Park, PA 19078

(484) 483-2715

(866) 287-8807 emergencies

From: Steve Boerner <stephen.boerner@gmail.com>

Sent: Thursday, February 13, 2025 10:54 AM

To: Karen Oglesby <karen@cpihome.com>

Subject: Returning your voicemail

[Quoted text hidden]

Steve Boerner <stephen.boerner@gmail.com>

Thu, Feb 13, 2025 at 3:32 PM

To: Karen Oglesby <karen@cpihome.com>

When it sells can we roll capital in then to close that amount out ?

[Quoted text hidden]

Karen Oglesby <karen@cpihome.com>

Thu, Feb 13, 2025 at 7:17 PM

To: Steve Boerner <stephen.boerner@gmail.com>

You will be required to pay anything owed to the association at settlement . However, the board may not want to wait any longer as this should have already been handed over to the attorney for collection after 90 days past due so some form of a goodwill payment would be advised. Are you close to a sale, under contract?

Karen Oglesby CMCA, AMS

Chancellor Properties Inc.

P.O. Box 148

Ridley Park, PA 19078

(484) 483-2715

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From: Steve Boerner <stephen.boerner@gmail.com>

Sent: Thursday, February 13, 2025 3:32 PM

To: Karen Oglesby <karen@cpihome.com>

Subject: Re: Returning your voicemail

[Quoted text hidden]

Steve Boerner <stephen.boerner@gmail.com>

Fri, Feb 14, 2025 at 9:35 AM

To: Karen Oglesby <karen@cpihome.com>

Pencil in the word Goodwill next to the timely \$413 monthly auto payment for 4D - get rid of Condo café because this wouldn't be an issue if I could make two payments online. If the board has a problem, please ask them to share the below Zillow link to help the collective cause.

https://www.zillow.com/homedetails/246-N-3rd-St-4CD-Philadelphia-PA-19106/401895222_zpid/?view=public

[Quoted text hidden]

Steve Boerner <stephen.boerner@gmail.com>
To: stephenandmelissaboerner@gmail.com

Fri, Feb 14, 2025 at 9:38 AM

Enjoy

[Quoted text hidden]

Stephen and Melissa Boerner <stephenandmelissaboerner@gmail.com>
To: Steve Boerner <stephen.boerner@gmail.com>

Fri, Feb 14, 2025 at 11:15 AM

Thank you for this update. Someone told me we shouldn't have two separate HOA fees that when they combined the units it should be only one. I'm going to ask Juliana.

Sent from my iPhone

On Feb 14, 2025, at 9:38AM, Steve Boerner <stephen.boerner@gmail.com> wrote:

[Quoted text hidden]

Steve Boerner <stephen.boerner@gmail.com>
To: Stephen and Melissa Boerner <stephenandmelissaboerner@gmail.com>

Fri, Feb 14, 2025 at 11:35 AM

Juliana will tell you that she writes one check a year for her account and doesn't even bother online and Chancellor properties attempted to help me when I emailed them at the time of move-in. They could not resolve it then and they can't resolve it. It's due to the platform they decided to go with called Condo Café.

You can go back and recap all the emails since you have access to them I believe I used the joint shared account.

I have written a check for 4C in chunks and 4D is auto deducted from joint PNC monthly for \$413 or whatever the number is exactly it's around that.

I did not write a check for 4C as you can see due to our circumstances I know we can roll it into a payment at settlement

[Quoted text hidden]

Stephen and Melissa Boerner <stephenandmelissaboerner@gmail.com>
To: Steve Boerner <stephen.boerner@gmail.com>

Fri, Feb 14, 2025 at 11:45 AM

Ok thanks. Yeah I remember the online platform is hard to use. I more meant like when the unit combined why do we have payments on two should it just be one payment and be less amount? I could be wrong but I'd be interested to know what Lauren's landlord pays like if he does two payments or one combined that is less overall/reflects one unit if that makes sense. Either way yes it can come out of settlement.

Sent from my iPhone

On Feb 14, 2025, at 11:35AM, Steve Boerner <stephen.boerner@gmail.com> wrote:

[Quoted text hidden]

Steve Boerner <stephen.boerner@gmail.com>
To: Stephen and Melissa Boerner <stephenandmelissaboerner@gmail.com>

Sat, Feb 15, 2025 at 6:34 AM

Lauren is a renter, so she won't know. Jon Goldberg is the name of her landlord and the owner of 3CD. He's the one that would be paying the HOA.

There are three double units in the building (2nd, 3rd, and 4th floor) . I looked it up in city records. And of the three, Jon is the only owner who went through the hassle of merging two parcels into one at the city level. If we ever did that, then we could have applied to have the HOA merge the units, but there would have been zero benefit to that (other than one condo cafe account and one HOA payment).

That outcome would also take a long time, as the board would need to vote and approve it, the HOA attorney would have to amend the HOA charter, and so on. Additionally, you'd lose one of the votes tied to a unit like 4CD, which currently has two votes for HOA decisions due to its two parcels, but you would retain the second parking spot. That's what the owner in 3CD did as Lauren utilizes two spots in the parking lot, but link below will show it's merged from the city's perspective. City data is also what PECO goes off of. That is why we have always had two PECO bills, not one, but PECO sees this a lot and their tech is good so they can actually manage to merge two parcels under one payment account. Condo Cafe ...can not.

I looked it up in city records, you can see for yourself in the link below. Click the grey bar that says to "...add units to the results" and you'll see 3rd floor is merged to from two parcels, to one (3CD).

He also has a lower appraisal amount by over \$100k vs which he got through the homestead exemption which lowers property value by \$100,000 but only according to the city as to reduce the property tax owners pay the city since its based off of the value the city assesses it to be, doesn't actually reduce the value of the home.

The City has a page on the homestead act not that it matters but explains the discrepancy in numbers with what you'll see with 3CD vs 4C / 4D that you'll wonder about if you explore this more.

<https://property.phila.gov/?address=244-48%20N%203RD%20ST>

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