

**From:** Stephen and Melissa Boerner [stephenandmelissaboerner@gmail.com](mailto:stephenandmelissaboerner@gmail.com)  
**Subject:** Re: Returning your voicemail  
**Date:** February 14, 2025 at 11:45 AM  
**To:** Steve Boerner [stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)



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 11:35 AM, Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)> wrote:

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

On Fri, Feb 14, 2025 at 11:15 AM Stephen and Melissa Boerner <[stephenandmelissaboerner@gmail.com](mailto:stephenandmelissaboerner@gmail.com)> wrote:

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 9:38 AM, Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)> wrote:

Enjoy

----- Forwarded message -----

From: **Steve Boerner** <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)>  
Date: Fri, Feb 14, 2025 at 9:35 AM  
Subject: Re: Returning your voicemail  
To: Karen Oglesby <[karen@cpihome.com](mailto: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](https://www.zillow.com/homedetails/246-N-3rd-St-4CD-Philadelphia-PA-19106/401895222_zpid/?view=public)

On Thu, Feb 13, 2025 at 7:17 PM Karen Oglesby <[karen@cpihome.com](mailto:karen@cpihome.com)> wrote:

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  
(866) 287-8807 emergencies

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**From:** Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)>  
**Sent:** Thursday, February 13, 2025 3:32 PM  
**To:** Karen Oglesby <[karen@cpihome.com](mailto:karen@cpihome.com)>  
**Subject:** Re: Returning your voicemail

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

On Thu, Feb 13, 2025 at 12:49 PM Karen Oglesby <[karen@cpihome.com](mailto:karen@cpihome.com)> wrote:

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

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**From:** Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)>  
**Sent:** Thursday, February 13, 2025 10:54 AM  
**To:** Karen Oglesby <[karen@cpihome.com](mailto:karen@cpihome.com)>  
**Subject:** Returning your voicemail

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.

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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.

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A decorative element on the left side of the page consisting of three vertical bars: a blue bar, a grey bar, and a teal bar.

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