

iMessage
8/3/22, 9:15 AM

Hi Juliana, hope you're well. I have a question wondering if you have advice.

We have both plumbing and electrical issues. Nothing major. We did have a leak that impacted 3D and had to request water be turned off but Best Choice Plumbing no showed yesterday and we've fired them starting over.

Do you have recommendations for a plumber and also an electrician? I'm striking out

Hi! Yes I do one sec

*Attachment stored in iCloud:
Steve Hallman.vcf (Attachment)*

He is a client of mine and master plumber - he has handled a number of plumbing issues for me at the condo and at my rental properties!

Amazing

Never use Best Choice fyi!

*Attachment stored in iCloud:
John - Electrician.vcf (Attachment)*

He fixed a few electrical things in my condo before. Super kind, responsive and prices were good!

I hate those big brand companies

I think we've used best choice for general building things before

Maybe they focus on larger jobs? Regardless sorry to hear you had a poor experience!

I just needed good trustful recommendations so this is huge thank you

Let both guys know you know me!

Sure will!

Good luck!

Both guys are coming by today. Amazing how easy that was vs the other route. Both very friendly. THANK YOU

You're so welcome! Hope they're easy fixes for you 🙏

8/5/22, 8:59 AM

Thanks again for the recommendations. Both were excellent and will continue to use. They both appreciated the referral fyi.

Now...on the next issue! We have a leaking HVAC in guest bath. Having trouble sourcing a good hvac person. Know anyone you'd recommend?

You're welcome! Glad it worked out.

I've had a few positive experiences with air master!

Liked "You're welcome! Glad it worked out.

I've had a few positive experiences with air master!"

8/11/22, 10:11 AM

Hi! Some furniture got delivered for you downstairs - it's currently in the vestibule. Unsure if ups got ahold of you but didn't want it to sit there for long!

Ok thank you. I'm not home to pull it in but will find someone

9/2/22, 7:53 AM

Morning...I've asked two neighbors so far and no one hear it but did you hear that alarm in our building at 3am?

It was coming from indoors. Felt like it was coming from internal building speakers within our unit but was not a fire alarm. Almost sounded like someone was pressing the front door buzzer and that was triggering it bc the noise wasn't steady but soooo loud in our unit. Lasted in and off for 5-10 min maybe. Maybe only our unit I thought it was everyone. Also the front entrance door seems more smashed up and lock feels loose

Attachment stored in iCloud:
IMG_6849.JPG (Image)

And this...

Keys still in maybe it was someone messing with it I'm not sure

Attachment stored in iCloud:
IMG_6854.MOV (Video)

Steve is aware I just spoke to him

9/2/22, 11:14 AM

Weird! I'm just getting these messages now - I've been flying abroad since last night. I would email/call Karen (if you already haven't!)

3/28/23, 4:22 PM

Hey! Nice running into you today in the "lobby lounge" haha...Larry walked by and recommended I leave the chair there as a place for anyone to sit if needed. It's a cheap unused chair and was going to the trash anyway. He said if the board had an issue that he'd say how it got there, just didn't want you or anyone assuming I just left it there

Lol got it! Hope your package came?!

Yup. No issues. Glad I wasn't there until 7pm!

4/13/23, 4:44 PM

Hi! Do you have any recommendations for hvac repair? One of our two units isn't producing AC

Aw sorry to hear! Yes one sec let me find the contact. Jason and I both used them for replacement and had a good experience

I know Hunter got his replaced recently too but I felt his quote was high when I was comparing

Eci comfort

jeremy@ecicomfort.com

Amazing thank you thank you

Good luck!

5/21/23, 1:31 PM

Hey! So we found bits and pieces of a delivery we had scattered around the block. Melissa had a package stolen. I found a ripped open Amazon bag with your name on it as well just a heads up

Oh no!

Thanks for letting me know!

And so sorry that happened.

7/12/23, 11:27 AM

Hi! Do you work from home? The power is out and just wondering how long it has been out for 🙄

Sorry we are in Florida all week

Awesome enjoy!!

7/19/23, 9:17 AM

Hey where can I put the ladder today for you?

Good morning! If you're comfortable putting it outside of your unit I can pick it up at 11am?

Melissa left it there. All set

Got it! Will text you when I return it - prob 3/4pm. Thank you!!!

Zero rush

Keep it longer if needed

I appreciate that!!

7/27/23, 12:39 PM

Hi Juliana, hope you're well. Would be free to speak this weekend Saturday or Sunday? We have a 9 hour drive on Saturday so we could speak then, or in person on Sunday, July 30th. I believe you had said it would be best to market our rental starting in August so timing is good.

Hello! Hope you're having a nice trip! I am available either day - I would like to see your space in person before listing so perhaps Sunday if that would be ok for youV

*?

Yes. That works. The office is re-done so we can get updated pics. What time is best for you? We will be home and around town all day Sunday

How is 1pm Sunday?

If you can text me both of your full names and email addresses I can have the contracts ready to go via DocuSign!

stephenandmelissaboerner@gmail.com - we share this email

Melissa Alessandra Bemer
Stephen Jeffrey Boerner

Melissa's cell (if needed) is: 610 613 5939

Perfect thank you!

Yup! See you Sunday

8/2/23, 3:00 PM

Hi! I'm traveling this week and realized you likely sent a contract to sign correct? Am I holding up pictures and moving forward?

8/2/23, 4:58 PM

Hello! I need photos so I can write a list date on the contract

So technically on hold until we can take new photos!

8/6/23, 2:36 PM

You can feel free to schedule any date for the photographer as we can provide the code to our door and it's prepped and ready to go for photos. If we try and find a day where one of us is home and then we are suddenly not. I don't want to have that hold up anything so if the place is ready for photos and we can make any day work

No problem! I'll touch base with my photographer and circle back to you!

8/7/23, 3:31 PM

Hi! Ok to confirm photographer for Thursday at 3pm? I can meet him for access (just need your code). We will get photos back on Friday and can officially list then?

8/7/23, 4:35 PM

Yes that works

1985 is the code

9/11/23, 5:02 PM

Hi! Do you know a handyman you'd recommend? I need to send someone over before Oct 1st.

I have a short list of basic fixes like a couple dry wall patches, cutting/placing a transition strip, and similar stuff.

Also hoping it's someone who has access to a van or truck to haul a few loads to our storage unit 4 blocks away.

Burned a week with TaskRabbit no shows and remembered you literally have a great person for every job haha know anyone?

Attachment stored in iCloud:
Frank (contractor).vcf (Attachment)

You can try him! Bummer about task rabbit! I've found a few great people on there.

Thank you!

Liked "Thank you!"

5/5/24, 1:19 PM

Hi Juliana , I hope you are well. I wanted to set up a quick combo if you're available this upcoming week to discuss the possibility of selling our condo. I'm not 100% committed to that idea or even close but I wanted to get a feel for the market and at least know what the potential Would be based on your perspective

Hi! Nice to hear from you. What is your availability tomorrow and Tuesday? Happy to jump on a call and send some comps ahead of time

Wide open

I can call you at 9:30am tomorrow!

5/5/24, 9:30 PM

Liked "I can call you at 9:30am tomorrow!"

5/6/24, 9:30 AM

So sorry I have a customer fire they just called me

Ugh I apologies

No problem text me when you're free

Liked "No problem text me when you're free "

5/9/24, 5:29 PM

Hi so sorry. Free whenever . This evening or tomorrow work?

Hi! Driving now for the next 15 minutes until my next showing and then free again after 615 or 620

Ok let's do after. No need to rush thank you for finding the time later drive safe

Edited

5/10/24, 1:56 PM

Hi! What was that term you used referring to my conversation with Mr Cooper the mortgage lender - regarding honoring the current 4.25 interest rate

Ask if you loan is assumable if you sell your unit

Assumable. That's the one. Thanks

5/24/24, 1:30 PM

hi Juliana,

we would like to list at 450,000 assuming that is the max you recommend listing.

whatever the details, we would like to list it based on your best judgment and advice

The current tenants have a lease that runs through October 31, 2024, and I have not inquired about their intentions or not

5/24/24, 3:34 PM

Hi! Ok great.

I would recommend revisiting pricing (maybe there will be even stronger comps!) in early July and listing mid July.

If theres too much time left in a lease it can be a deterrent for a buyer who needs to move in, in the near future.

5/24/24, 5:16 PM

perfect plan thank you

Read 5/24/24

Loved "perfect plan thank you "