Lightner, Lauren

From:

quickturnpropertyservicesllc@yahoo.com

Sent:

Monday, October 07, 2019 6:23 AM

To:

Lightner, Lauren

Subject:

Re: HouseCalls New Referral

External message alert: This message originated from outside the Ramsey County email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments.

Good Morning Lauren,

I will provide an estimate formally this afternoon as I was tied up all weekend, however, it will be for the usual \$1500.00.

I wanted to touch base with you as I have read over the inspectors report, met with Ms. Duncan, and spoke with her property manager Katie.

The inspectors report requires her to remove 90% of her belongings, however, I would guess that 30% of the items belong to the building itself. I went down to speak with the manager, and she advised me that she intended to evict Ms. Duncan, whether or not the cleaning crew came in. She told me that Duncan does not have the services to maintain the home therefore it would not matter if we came into do the job in her mind. I asked her if there were building property in the apartment and she stated there was and it was not allowed to be thrown away or removed. She advised that she was not willing to move the furniture into another unfurnished unit(which to me is a poor decision, as she could begin to rent out another furnished unit for more) and she was unwilling to relocate Selena to an unfurnished unit.

Yes the property has some cleanliness issues, however, I was there over an hour had not observed a fly or gnat. It needs work decluttering and organizing, but with the apartment being furnished, the only way to reduce 90% is to figure out a way to address the furniture issue. Either they have to store theirs or the apartments, or dispose of theirs and keep the apartments. They can keep both, and be in compliance with egress and MNSFC. I will call inspector Thomas this afternoon and leave a message for him. I am not sure if this is something you can discuss with Selina? I will call her on my lunch as well.

Thanks.

Craig

On Monday, September 30, 2019, 02:08:07 PM CDT, Lightner, Lauren suren.lightner@CO.RAMSEY.MN.US wrote:

ESTIMATE

Date: 10/4/2019 Statement # 19-1080

QuickTurn Property Services 5045 229th Ave Nw Nowthen, MN 55070 651-216-4759 Truck Charge of \$250.00 is billed if cancelled in under 24 Hrs.

Bill To

Selina Duncan 170 Ruth St. #304 St. Paul, MN 55119 Customer ID QTPS0080

Comments

612-237-0629

Date	Description			Balance	Amount
10-4-2019	Clean, organize ar	d declutter per Client a	ind City		
	3 +employees 6 -	8 hours			\$1500.00
	1-30 Days	31-60 Days Past Due	61-90 Days	Over 90	Amount



Remittance		
Statement #	19-1080	
Date		
Amount Due		
Amount Enclosed		

Make cashier's checks payable to QuickTurn Property Services

Thank you for your business!