

Building Inspections - Re: Second Vaughn Condominium

From: "Karen Goodwin" <kgoodwin@r-eassociates.com>
To: "Building Inspections" <buildinginspections@portlandmaine.gov>
Date: 11/12/2014 3:32 PM
Subject: Re: Second Vaughn Condominium

211 Vaughan st

Sent from my Verizon Wireless 4G LTE DROID

Building Inspections <buildinginspections@portlandmaine.gov> wrote:

And what address is this?

>>> "Karen Goodwin" <kgoodwin@r-eassociates.com> 11/12/2014 1:03 PM >>>
Attached is the invoice for Christa Kelley's tech.

Karen Goodwin, CMCA, AMS
Property Manager
R & E Associates, Inc.
P: 1-800-660-2471
F: 207-985-0390

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From: Chris Kelley [mailto:ckelleyapex@gmail.com]
Sent: Thu 10/30/2014 3:49 PM
To: Chris S. Neagle
Cc: Karen Goodwin
Subject: Re: Second Vaughn Condominium

I have no interest in having Karen escort a plumber I am unfamiliar with into my property with no notice to my tenant. The company she chose called me at 6pm to notify me they would be in the property the following morning at 8am which breaches my lease requiring 24 hours notice to my tenant. I am unfamiliar with the companies expertise or their billing practices and I am unwilling to expose myself to Karen's or your heavy handed practices in my property potentially creating an unlimited invoice.

REGARDLESS, I had my plumber in the property shortly after Karen's initial email last month and he found no issues with the furnace. I received her follow up email today about the noise continuing and I sent my alternate plumber over this morning for a second look. He found no issues but did slightly

adjust an exhaust pipe that was sagging "very slightly". I have attached the invoice for today's call and Atlantic Heating is a licensed heating company.

Thank you.

On Thu, Oct 30, 2014 at 3:34 PM, Chris S. Neagle <CNeagle@troubhheisler.com> wrote:

Ms. Kelly: The Association has hired me to address your most recent violation of the project documents; namely, telling its plumber that he could not enter your unit and threatening to call the police if he did.

The property manager told me that she also sent you section 9(f) of the declaration which is attached. It speaks for itself. On what basis did you deny the Assn's agent access to your unit?

If the Association needs to get a Court Order to exercise its easement rights, you will be responsible for its additional legal fees.

The Association is only trying to assure itself that there are no problems in your unit that could affect any of the units or the common elements. I cannot imagine why you would oppose that effort.

Please contact me or have your attorney contact me with questions.

Chris Neagle, Esq.

Troubh Heisler, P.A.

511 Congress Street

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