

Note to Self

11th January 2011

Dear Fellow Owners,

As many of you know we have been doing this for a very long time and I thought I had seen it all - but no!!! Cairns has received a fair influx of government sponsored migrants from South East Asia and Africa. We have been working with a local agency sponsored and have taken on a fair few of these migrants in our Manunda units. In one unit we had two brothers that are from Cameroon that speak little or no English. I had a translator come with us to do the lease. As they are in a unit, the body corporate does not allow pets - I did the usual pigeon english translation - woof woof, meow meow - cannot!

Just before boarding the cruise ship I get a call from our gardener to say that there is a ROOSTER living in the unit. Standing on a busy Sydney street, I thought I was hearing things so I had to ask again. Can you imagine the surprise when he repeated ROOSTER!

I called the agency and asked them to ask the boys what part of "No Pets" did they not understand. The relayed message comes back - "is not pet - is Christmas dinner". Worse than that I have found out since that another tenant in another block also had a few of them, but some escaped. Hilarious people chasing chickens and roosters on a side street in Manunda!

We are back at it, and things are looking good. Today I took my first phone call from a South Korean student - never been so happy to be able to say hello in South Korean! In three days we have received three Notices to Leave, but luckily just today I have let two units and inspections booked for Tuesday. I just know that 2011 is going to be a great year for us all.

I will leave you with today's maintenance laugh. As you know we are in the process of changing over all the locks in the properties so that each lock is keyed alike, and these are all able to be opened by a single master key we have. It is so nice to not have a bag full of keys to lug around. The boys were changing the front security screen door on the top floor unit. They checked it locked and unlocked whilst the door was opened - all fine. The two boys and the tenant then went and stood on the front balcony and shut the screen door to check it would lock from the outside - did that brilliantly.

It was the part when it was time to unlock the unit things went pear shaped. I come waltzing up the stairs to find the boys armed with screw drivers trying to get the door opened, then trying to get the security grill off the bathroom window and then contemplating climbing the balcony from next door to get in via the back - yes third floor up! Luckily one more try got the door to unlock - never seen so many happy people to hear the lock turn!

Ah the life of a property manager is never dull!!! Hope all is well in your world.

Linda