

Note to Self

13th July 2011

Dear Owners and Investors,

For the past couple of weeks, I have been trying to catch up on everything. I feel like a hamster that runs flat out on the spinning wheel and then when I get off I am exhausted but actually haven't achieved a lot! Finally things are starting to fall in place, and I can see light at the end of the tunnel. I have been very fortunate to surround myself with great people, and finally I may even be able to get a day off occasionally!

I can't ever see myself stopping what we do, in a strange way I love everything about what we do. The tenants are a constant source of amusement and frustration for me, but hey without them we couldn't pay our mortgage!

Last Friday, the plan was to have a lazy morning at home, have breakfast, scratch around and then around 1pm head off to Mission Beach for the afternoon, walk the dogs on the beach, then dinner with friends on the balcony. Remember that is the plan.

The day before I had a call from another agent that wanted to see a property we had for sale as he had a client that was really keen on it. He wanted to show them at, ready, the ungodly hour of 10am! It is an hour's drive from our place so that means I would have to be dressed and ready before 9am! If there was even a remote chance that this would come off, I had to make the effort.

The plan now changes to I have to get up early, go to do the inspection, come home in time for that late brunch, scratch around and then drive to Mission Beach.

7.45am I get the text message ring waking me from my deep sleep. With one eye open trying to focus on the message, I can see it is from a tenant. The eyes roll back into the head and wonder what it could be now. I have to read it twice to be sure, but she is asking if I could pick her up from hospital as she has had an operation and they won't release her unaccompanied. How am I going to squeeze that in as well and still make it home for the late brunch? Hang on, why am I her property manager picking her up? This is when the good natured side of me comes out and says, well she wouldn't be asking if she had any other choice, and she is a good tenant.

Plan now is go to the viewing, pick up the tenant from the hospital, drop her off and then race home for lunch, no scratching around and then go to Mission Beach as planned at 1pm.

The next message comes in from one of our personal tenants. The light in the kitchen has gone and he has no idea how to fix it. Yes, this is the same Gen Y that had the faulty kettle that kept tripping out the power. I could leave it until Sunday when we get back, but then the good natured side of me comes out and says, well it is on the way so I should do it to keep him happy.

Plan now is go to the viewing, stop by the office pick up the fluro ring and starters, pick up the tenant from the hospital, drop her off, go to the unit change the light and then hurry home. Might get some lunch if I am lucky then go to Mission Beach.

Get a phone call from a tenant that has just applied for a house that they would like to move in over the weekend. Can they meet to do the paperwork and get the keys today?

Plan now is go to the viewing, stop by the office pick up the fluoro - who forgot to buy more starters and put them into the box? Now have to go to Bunnings, then pick up the tenant from the hospital, drop her off, go to Keith Street put in the new fluoro and starter and hope they work, race up to Bayview Heights meet the new tenants and put them into the property and then go home.

I managed to make it home at 3pm after no brunch or lunch - starving hungry, throw things into a bag and rush down to Mission Beach in time for a quick walk on the beach, followed by great company and a glass too many of red wine.

I try to do nice things for people as often as I can, and to be on the receiving end of it is most unusual. I had a lovely surprise the other day when some one came and dropped off some bottles of wine and a beautiful thank you note. I didn't think that I had done much out of the ordinary for them, and I can't tell you how nice it is to have a thank you like this. It isn't often that you find like minded people in the world, and sometimes the strangest of things put you in touch - sometimes it is a neighbouring property, sometimes it is an article in the API magazine, but however it happens, it is just lovely.

I have finished the July newsletter and it should be out to you soon. I hope you are all happy and well.

Linda