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Subject: MAY-JUNE NEWS LETTER
Date: May 19, 2013 1:45:13 AM PDT
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19 Attachments, 2.9 MB

MAY 15 - JUNE 15, 2013 NEWSLETTER

FERGUSONS' FILM PROPERTY MANGEMENT CO.
SINCE 1992
Licensed Real Estate Broker State of California
www.locations2film.com

760.399.9682 or 310.858.7727

Proud Member of:



WELCOME!!!

Several things we want to share with you this month!

FIRST:

DIVA MAVEN !!!



WE have a DIVA MAVEN on Board now!! This is a long-time family friend who knows 'EVERYBODY - who's anybody' (hate that saying) but IF you need a 'Special Something' a great mansion, a penthouse, a Salon, an Estate

if you need a special something, a great mansion, a penthouse, a salon, an Estate, a special club, grand restaurant..some place that would probably **not** be in anyone's library...(because these Owners just 'don't do filming')...but for the right situation - maybe one time only - we just might be able to make it happen.

I love finding PlacesYears ago I found two homes used in the BODYGUARD (that made up Whitney's Mansion.
That was so much fun! That movie was all packed up and moving to MIAMI but I begged the Location Manager to please 'give me one chance to see if I can find something'...so with knees shaking I went to the biggest mansion in Beverly Hills and Production combined it with another one I'd been using. They used two places and made one mansion!!! That's what OUR DM (DIVA MAVEN) is going to do...but here is the BUT... (the caveat) It's can only be for special filming only. No one day shoots; nothing "adult" (which we'd never do anyway); No slasher or Low Budget...and you'll need to give us at least a week to search and deliver.
She has been that well-connected for several decades and she knows L.A. like the back of her hand. WE just call her DM Okay?



DRIVE A LITTLE....SAVE A LOT

and stay in the zone!

SO MANY PRODUCERS are trying to make BIG STORY movies and have such LITTLE BUDGETS...that's fine...we all start somewhere, but oft times they will try to make a Middle Class Hancock Park Home play the MANSION and it just never quite works!! There is one mansion that is used over and over and it's not really a mansion, but now it's like ..."Oh, that's the Z mansion." Well here is one, in the zone and it's ON THE MARKET for sale, but the Owner knows it won't sell for a while, so in the meantime she is letting us continue to rep it and tell you about it.

SO take a look at the photos... it's our O12:
see it at <http://www.locations2film.com/o12.html>

or

We can send you a ZIP file on request!!



Very large and spread out with Separate Multi-car Garages





ARCHITECTURAL DETAILS throughout



TWO MAJOR STAIR CASES !

This would be best for a few days of filming. There is enough room to base camp on the property; you can camp outside in your motor homes and maybe we can arrange some inside living too. This is would be a great home for a REALITY SHOW PILOT; any type requiring a Mansion (even if you only have a Pilot's budget); It would be reasonable enough for a Director's Reel. It is IN the ZONE but just barely!! LET every DIRECTOR you know who is doing a reel and needs a HANDSOME MANSION to film in about this. This is too good a value to be ignored.





NEED A LOBBY? TO SHOOT DURING DAY/DURING WEEK?

THIS IS OUR OFCAA 2 LOBBY :





EMAIL US / call for appointment 760 399 9682 or FERGUSON8@earthlink.net



NEW PHOTOS OF GREAT EXTERIORS AT CSU DH:

go to: <http://www.locations2film.com/csu-dh-new-su-photos-52013.html>





SUMMER TIME IS HERE AND SO ARE NEW WAREHOUSES over 100,000 s.f.!! NOW available at our Industrial Office LOCATION --- AGAIN. PS You have really loved the cubicles and we've enjoyed having you. From MOVIES to PSA's

see more photos of this warehouse:
<http://www.locations2film.com/warehouse.html>







You liked this feature last time, so here it is again, with new Subject matter!

PLEASE!! DON'T SHOOT THE MESSENGER!!



CHAPTER 2:

CANCELLATION / UNCANCELLED

YOU say: 'The Shoot Tomorrow is Cancelled'.

I hear: The Shoot is cancelled, and while the producer has to forfeit the location fee, I can still save him the personnel fee (the extra security and building personnel who were scheduled to be there since it is a commercial building and this is a holiday) and get the Owner to let them come back at another date for partial fee.

I ask you several times: 'Are you Sure?'

YOU SAY: 'Absolutely. Main Talent having an operation.'

I hear: Okay it's really cancelled. Get the Owner to call off the personnel so Producer doesn't get charged.

At the Owner's request we exchange Emails verifying ('in writing') that this cancellation is the fact. I assure you that 'we won't charge you full fee to come back when talent is better' YOU seem happily surprised about that.

6 hours later (in the middle of the night)

YOU call me on my cell phone and say: 'Shoot is back on ; Talent didn't have to have operation afterall. I'll be there at 5 AM as planned.'

I hear: OMG! The Security will not let them in. Night shift Security is there now so morning shift won't know. I can't wake up Owner. So I tell you 'we have to wait until the morning now and see if we can get it re-set up but not until I knew Owner would be awake...about 8 AM'.

YOU say: 'I never cancelled the shoot. I'm going to be there.'

I hear: IF he shows up he's going to be tossed out on his ear, the Owner will take a lot of flack from other Owner - YOU keep insisting that 'you never cancelled the shoot (even tho' I had the emails from you saying you did) '

I hear myself saying words I thought I'd forgotten. Owner was really angry when he showed up next morning and found that his personnel had been really treated roughly by crew members; so angry, in fact, that he said they could go in (he's not heartless) but they had to leave early since the people he had scheduled to be there were gone on vacation already (it was Holiday remember) and that meant the only person who could stay was himself and he was not going to be there until late that night. It was a terrible, tense day.

Later I thought: How much better it would have been (if there had been any question about the operation) to NOT cancel it and just be willing to pay for the personnel anyway. Production was already forfeiting the location fee.

I also thought that the "cover up" of trying to say it was never cancelled was totally the wrong thing to do.

This happens when someone exhibits no concern for what the other side has to deal with...personnel who need to get paid or don't need to come in; people who, once told they weren't needed, would leave on vacation early. People who work all day and don't expect to be awakened in the middle of the night.

The Owner won't allow these people back. There was no excuse to be rude to Security just doing their job.

This messenger got shot.



OKAY, THAT'S IT.... EXCEPT FOR:

GO TO HELPFUL HINTS on our WEB SITE

Steam your microwave clean. Save time; work less

You will love this helpful hint!

<http://www.locations2film.com/helpful-hints.html>

OH, AND EXCEPT FOR THIS TOO:

WANNA SEE SOMETHING WONDERFUL BY ONE OF YOU?

See

TOM LACKEY'S AMAZING VIDEO/SONG:

http://www.youtube.com/watch?feature=player_detailpage&v=On19rTifGDA

AND ONE LAST THING:

"Success consists of going from failure to failure without loss of enthusiasm."

- Winston Churchill

*Jean Ferguson
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