



March 14, 2025

Happy Aloha Friday, Everyone! I hope you all had a great week.

Owners, we have our annual meeting coming up. Please submit your proxies or join us at the annual meeting which will be on Thursday, March 27. More information is listed below.

Rey, our operations manager will be out for the week. We hope he enjoys his time with his family! 😊 Some maintenance projects will be on hold such as the storage purge. Rey and Mark are at the 20th - 19th floor now.

Schedule

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Elevator Reservations:

Thursday 3/20,
—

**Elevator Interruptions
for Paint Touch Ups**

Monday, March 17
—

**Ground Floor Hydro
Jetting**

Wednesday, March 19 -
Thursday, March 20
—

**Proxy Submissions
Due**

Tuesday, March 25
—

**Office Closed
Kuhio Day**

Wednesday, March 26
—

**Annual Board Meeting
(Date Change)**

Thursday, March 27,
5:30 pm, AWPS Yard,
Check-In at 5:00 pm
—

GM Out

Friday, March 28
—

Window Cleaning

April 3 - April 4

Submit your Proxies: Owners, please submit your proxies for the annual meeting by **Tuesday, March 25**. As of today, 26% of owners have submitted their proxies. We need 24.01% more to meet quorum for the annual meeting.

Please submit your proxies using the return envelope, fax 593-6333 or email cleypag@hhcmgt.com it to Cherry at Hawaiiana. If you misplaced your proxy, I have copies at the office.

Annual Meeting: The annual meeting will be held in the back yard on Thursday, March 27 at 5:30 pm; check in will begin at 5:00 pm. This meeting is for owners only.

Hydro Jet: We will hydro jet the sewage lines from the ground floor to the city sewage on Wednesday, March 19, and Thursday, March 20. Some of the parking spaces in the front such as the loading zone and stalls 1 & 2 will be reserved for the plumbers.

Elevator Painting: All three elevators have been turned over and are available for use. The painter has one final round of touch ups and will be here on Monday, March 17 between 1:00-4:00pm. While the painter completes the touch ups, certain elevators will be shut down. We may deny elevator requests during these hours. Once all painting is complete, the elevator company will place the floor numbers back on the door frames.

Elevator Trouble Calls \$\$\$: Please be aware of items on the elevator door tracks. Items that get stuck in the track will prevent the doors from closing and will cause the elevator to shut down. If you see something and can remove it from the track, we would greatly appreciate it. Trouble calls to the elevator company begin at **\$450.00** and can add up quickly if this becomes a regular occurrence. Last week and this week, a small pebble and a piece of cardboard were stuck in the elevator track leading to two trouble calls. If we determine that someone has caused the elevator to shut down, that person will be responsible and will be charged back the bill.

Common Area Care: Please do your part to take care of the common areas.

- **Hallway Oil:** Those who leave an identifiable trail of oil, likely from their trash bags, will be responsible for cleaning their mess. If you receive notice and do not clean the hallway, you will receive a cleaning fine.
- **Pet & Assistant Animal:** Please clean up after your pet/aa. Pick up, clean, rinse, and disinfect the area. Dispose of all poop bags in the dumpsters or trash chute; do not dispose of it in the common area trash cans. Your pet/aa is not allowed to use the bathroom in the backyard.

Toilet Tank Overflow, Faulty Flapper: We've recently had a couple toilet tank overflows due to the flapper. If the flapper isn't sealing properly, water will continuously leak into the bowl, causing the tank to overflow and possibly overflow. If you have been having issues with your flapper or any water fixture (shower valve/spout/handle leaking, sink leaks, toilet back up, etc.), please call a plumber to inspect the fixture and address the issue before a major leak occurs. You will be liable for all damage caused by your unit's fixtures.

Bag Your Trash: We've observed a lot of loose debris in the trash room and in the dumpsters. All trash should be bagged or double bagged/use a heavy-duty bag when disposing of trash or waste.

- **Double Bag Cat Litter:** Cat litter should always be double-bagged or placed in a heavy-duty trash bag to prevent spills. Recently, our trash room has been covered in loose litter due to thin, ripped bags. This creates a mess, causes drain backups, and makes cleaning difficult for our staff.
- **No Loose Trash:** Loose items should never be thrown down the chute or placed in the dumpster. When dumpsters are emptied, loose trash often falls onto the street, creating litter in on the streets and walkways.

Bulky Items: It is prohibited to discard bulky items on the curb or in the common areas. Fines for dumping begin at **\$55.00 per item**. The common areas are covered by surveillance cameras.

Scheduling Tips

- Schedule your appointment 2-3 weeks in advance.
- Enter "555" in the second box that says, "House Number."
- Search your unit #.
- Please schedule your pick up on Tuesday-Sunday if possible so you can schedule an elevator reservation on Monday-Saturday.
- Notify the office of your bulky item appointment and schedule an elevator reservation.

Recycle Bin: Please place all recyclable items in the recycle bin located on the first floor in the garage next to the security booth and shopping carts.

Recyclable Items:

- Paper: flattened cardboard, cereal boxes, newspaper
- Plastic: bottles and jugs with necks (please empty the bottles and remove caps).
- Aluminum: cans (please empty and rinse).
- Cartons: food & beverage cartons (please empty and remove caps).

Prohibited Items (may face a **\$100 fine per item**):

- Glass
- Plastic bags/wrapping
- Food and liquid waste
- Foam/Styrofoam
- Clothes
- Bulky items
- Appliances, etc.

Do not place overflow or non-recyclable items on the ground. Take them to the dumpsters in the trash corral by the loading zone.



Lost Cat?: We've noticed a long haired calico (black, white, & orange) cat roaming around the lobby, loading zone, and the first floor garage. It seems to be domesticated and could be someone's cat?

Please let us know if you are missing your cat. We will also reach out to the neighboring buildings at Ala Wai Plaza and Ala Wai Cove. We can't get in touch with anyone at Kapiolani Gardens, so if you know anyone there, please let them know. Thanks!

Resident Reminders

Overnight Guest

Parking: Overnight passes take effect at midnight. Each unit is allowed six nights a month. The residents must sign for the pass to verify their guest.

Guest Parking: All guests must sign in at the podium. Failure to do so may result in a violation, fine, or tow. Residents are allowed 30 minutes in guest parking.

Quiet Hours: 9:00 pm - 8:00 am

Service Elevator Use

Allowed Monday - Saturday, 8:00 am to 5:00 pm. No Sundays or Holidays.

Construction Work:

Allowed Monday-Saturday, 8:00 am-5:00 pm. No Sundays and Holidays.

Quiet repairs, such as painting, etc., are allowed outside these hours.

Thank you for reading through my newsletter. Have a great weekend!

🐾 Tyra

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