



March 21, 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 by Tuesday, March 25 or join us at the annual meeting which will be on Thursday, March 27. More information is listed below.

We also have some new security guards working at the building, Ken and John. Please welcome them when you see them. Mahalo. 😊

Submit your Proxies: Owners, please submit your proxies for the annual meeting by **Tuesday, March 25**. As of today, 36% of owners have submitted their proxies. We need 14.01% (31 units) more to meet quorum for the annual meeting. Failure to meet quorum will result in the association paying more expenses, fees, and taxes. Please submit your proxies using the return envelope, fax 593-6333 or email it to cleybag@hhcmgt.com, Cherry at Hawaiiana. You may also submit your proxy if you plan to attend the annual meeting. If you are not sure if you will attend the meeting, please submit your proxy by Tuesday. 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.

New Security Guards: We are transitioning back to in-house security. We are welcoming two new guards who just started this week, Ken and John. Ken will be working primarily graveyard shifts and John is part time and will be here every Friday. Please give them a warm welcome when you see them.

ID: Because we have new guards, please expect to be IDed to confirm residency. To add, all residential vehicles should have a decal sticker on the vehicle. The guards may request identification if your vehicle does not have a decal or is not registered.

Elevator Painting: All three elevators have been turned over and are available for use. The painter has one more touch up and will be here sometime this week. While the painter completes the touch ups, certain elevators will be shut down. 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.

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 flow 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.

Schedule

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Elevator Reservations:

Saturday 3/22, Monday
3/24

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Proxy Submissions Due

Tuesday, March 25
4:30pm

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Office Closed

Kuhio Day

Wednesday, March 26
No Elevator
Reservations/Construction

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Annual Board Meeting (Date Change)

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

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GM Out

Friday, March 28

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Window Cleaning

April 3 - April 4

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.

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.

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.

Changing Streaming Channel to 2493: Spectrum informed me that they plan to change the community channel 900 to channel 2493. The stream will be on a different frequency. The transition should occur within the next month. I will keep you posted.



Fire Safety Reminders: This week, there was a fire in the building next door. Please remember these tips for emergency readiness.

Alarm: In case of an emergency, please pull the fire alarm pull station and call 911. Pull stations are located near the 00 and 07 units. Then notify management or security.

Fire Cabinets: We have fire cabinets on each floor near the 00, 02, and 06 units. There are fire extinguishers inside the cabinets. Use the PASS technique. Here's a video link, [How to Use a Fire Extinguisher](#). If used, please notify management so we can replace them. Due to safety, lack of training, and the requirement of HFD connecting to a water source, residents are discouraged from using the fire hoses.

Exits: Emergency stair exits are near the 00 and 07 units. Please take the stairs as all elevators will go into fire recall and descend to the ground floor. There are six exits on the ground floor: two in the lobby, one near 107, one to the pool, one to the garage, and one to the loading zone. If you are able to, please latch the doors open to allow other residents to exit the building.

Evacuation: Once evacuated, our meeting location is at Ala Wai Park down the road.

Emergency Assistance List: We provide the EAL to emergency personnel to assist in emergency evacuation. If you would like to be added to the list, please let me know.

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.