



# Plaza Hawaii Kai

❧ A Quality Condominium ❧

6770 Hawaii Kai Drive, Honolulu, Hawai'i 96825

Plaza Office 808-395-4322

Security 808-265-9072

After Hours 808-460-2522 (emergency only)

Email: [Plazahawaiiikai@hawaii.rr.com](mailto:Plazahawaiiikai@hawaii.rr.com)

Website: [www.touchstoneproperties-hawaii.com/plaza-hawaii-kai](http://www.touchstoneproperties-hawaii.com/plaza-hawaii-kai)

---

## November/December 2023

### **Board Meeting**

The next AOA Board Meeting will be held on Monday, January 8, 2024, at 6:30. The meeting will be held in-person in the Community Room.

(There is no Board Meeting in December.) All owners are invited to attend.

### **Thank you, Carl!**

Carl Shaad, who has served as PHK Board President since 2019, has decided to sell his unit and therefore, has resigned from the Board. We thank him for his contributions to PHK and wish he and Alice all the best in their new house. Beth Tarter, current Vice President, will serve as interim President until the Annual Meeting in March.

### **Upcoming Holidays**

The PHK Office will be closed and staff have the day off on the following holiday:

Thanksgiving:  
Thursday, November 23

### **Holiday Decorating**

PHK staff will be decorating the exterior trees, and the lobby area on November 27, 28, and

29. Volunteer helpers will be appreciated! Details will be posted on the message boards throughout the property.

### **Building Maintenance**

#### **Schedule**

The schedule for routine building maintenance, for this calendar year, is included on the back of this newsletter.

### **Being Good Neighbors**

Please help keep our expenses down by flattening all boxes before placing them in the dumpster. Our waste management company charges PHK overflow fees if the rubbish exceeds the capacity of the dumpsters. This is especially important during the holiday season when residents may have more boxes requiring disposal.

### **Home repairs**

Owners have reported that the flapper valves on the toilets installed during the re-piping project need replacement after about two years. Replacing leaking valves saves water and can help reduce PHK expenses. Do your toilets need new flapper valves?

Do you need to replace the clips on your window screens?

Information and specifications on replacement parts are available from our Site Manager, Greg Stancil. You can send him an email at [plazahawaiiikai@hawaii.rr.com](mailto:plazahawaiiikai@hawaii.rr.com).

### **Ukulele/guitar/singing**

If you can play basic guitar and/or ukulele chords and sing along (or even *just* sing along) let's get together for kani-kapila. Meet at the Community Room on Sunday, December 3, at 6:00pm. Bring your instrument and, if you have, sheet music with chords and lyrics for a few songs—rock 'n roll, Hawaiian, folk, Christmas, country, showtunes, whatever type of music you want to try. If you can, bring a few extra copies. All levels welcome — just play and sing what you can!

### **Newsletter**

If you have suggestions or want to provide material for the newsletter, please send them to Greg at [plazahawaiiikai@hawaii.rr.com](mailto:plazahawaiiikai@hawaii.rr.com).

**Routine Maintenance Schedule** (dates listed are subject to change due to weather or other circumstances)

<b>Activity/task</b>	<b>Frequency</b>	<b>Scheduled Date(s) in 2023</b>
Pest Control (common areas)	Monthly	3 <sup>rd</sup> Thursday of Every Month (Dec 21)
Pest Control (in-unit service) Schedule with RM (paid for by Resident)	Quarterly	Dec 21
Window Washing	3 times per year	Dec. 6 – 8
Tree Trimming (Coconut Trees)	3 times per year	Dec. 13
Tree Trimming (Ficus & Autograph Trees)	Semi-Annual	Nov. 20
Tree Trimming (Milo, Plumeria, Satin Leaves Trees)	Annually	Dec. 13
Power Washing Sidewalks/Pool Area	Quarterly	TBD
Power Washing Parking Lots	Quarterly	TBD
Cleaning Swimming Pool	4 x Week	MWFS
Cleaning Around Trash Bins/Trash Chute	3 x Week	MWF
Gym, Common Area restrooms, grills, Common Area hallways and elevators	Everyday	M-F