



# Plaza Hawaii Kai

☞ A Quality Condominium ☞

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## May 2024

### **Board Meeting**

The next AOA Board Meeting will be held on Monday, June 3, 2024, at 6:30. The meeting will be held in-person in the Community Room. All owners are invited to attend.

### **Aloha to Greg Stancil**

Our Site Manager, Greg Stancil, will be leaving PHK. Greg's last day will be May 24. He and his family are relocating back to Maui. We wish Greg all the best and are grateful for his contributions to PHK over the years.

### **Welcome to new Resident Manager, Bill Massey**

Please extend a warm welcome to Bill Massey, who will join PHK as the new Resident Manager on May 22. Bill is an Accredited Resident Manager (ARM) with over 10 years of experience. He has lived in Hawaii for over 25 years, and most recently was the manager at another AOA in Hawaii Kai.

### **Office Closed**

The PHK office will be closed for Memorial Day on Monday, May 27.

### **Holidays and Building Maintenance Schedule**

The 2024 holiday schedule for PHK and the schedule for routine building maintenance are provided on the back of this newsletter.

### **Townhouse Roof Replacement**

The roof on the Townhouses is scheduled for replacement later this month. Affected owners should watch for information and all residents should use caution around the property while the work is being done.

### **House Rules**

Residents are reminded that they are responsible for knowing and following the current PHK House Rules (dated March 1, 2022). Copies are available in the PHK Manager's office and also online at [www.touchstoneproperties-hawaii.com/plaza-hawaii-kai](http://www.touchstoneproperties-hawaii.com/plaza-hawaii-kai).

### **Smoke-free Property**

Please remember that smoking is not permitted anywhere on the Association property, including inside all individual units, lanai, common areas, limited common areas, and grounds

(e.g. the grassy area in front of the Townhouses on Hawaii Kai Drive). This prohibition covers all forms of "smoking" including inhaling, exhaling, burning or carrying of any lighted cigarette, cigar or other tobacco products, marijuana (including medical marijuana), or other substances (including incense and scented candles) and the use of electronic devices that aerosolize and deliver nicotine or other substances to the person inhaling from the device.

### **Pool Usage**

Residents are reminded that there is a limit of four guests at the pool and prior approval from the PHK manager is required for more than four guests at the pool at one time. Eating is not permitted inside the pool enclosure, and all beverages must be in non-breakable containers. For safety and security reasons, please be sure that the gates to the pool enclosure are kept shut and locked unless you are entering or exiting.

### **Newsletter**

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

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

Activity/task	Frequency	Scheduled Date(s) in 2024
Pest Control (common areas)	Monthly	3 <sup>rd</sup> Thursday of Every Month (May 16, June 20, July 18)
Pest Control (in-unit service) Schedule with Site Manager (paid for by Resident)	Quarterly	June 20 September 19 December 19
Window Washing (weather permitting)	3 times per year	April, August, December
Tree Trimming (Coconut Trees)	3 times per year	TBD
Tree Trimming (Ficus & Autograph Trees)	Semi-Annual	TBD
Tree Trimming (Milo, Plumeria, Satin Leaves Trees)	Annually	TBD
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

**2024 Holiday Schedule**

New Years Day	Monday, January 1
Martin Luther King, Jr. Day	Monday, January 15
Presidents Day	Monday, February 19
Prince Kuhio Day	Tuesday, March 26
Memorial Day	Monday, May 27
Kamehameha Day	Tuesday, June 11
Independence Day	Thursday, July 4
Labor Day	Monday, September 2
Discoverers Day	Monday, October 14
Veterans Day	Monday, November 11
Thanksgiving Day	Thursday, November 28
Christmas Day	Wednesday, December 25