



# Plaza Hawaii Kai

☞ A Quality Condominium ☜

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## June 2024

### **Board Meeting**

The next AOA Board Meeting will be held on Monday, July 8, 2024, at 6:30. The meeting will be held in-person in the Community Room. All owners are invited to attend.

### **Site Manager/Resident Manager Position**

In the May newsletter it was announced that a new manager, Bill Massey, would be joining PHK. Due to unforeseen circumstances, he decided to relocate to Louisiana instead.

Al Serafin is currently serving as our Interim Manager until the full-time position is filled. Al's office hours are 8:00am to noon, Monday to Friday.

Please welcome Al to PHK.

### **Office Closed**

The PHK office will be closed for King Kamehameha Day on Tuesday, June 11.

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

See the back of the newsletter for the schedule and dates.

### **Townhouse Roof Replacement**

The townhouse roof replacement project has started, and is scheduled to be completed on July 21, 2024 (weather permitting). The pool is closed temporarily due to dust and debris caused by the project. All residents should use caution around the property while the work is being done.

### **Elevator Modernization Project**

This project, to replace key elements of the elevator system, will start in mid-July with an estimated completion date of early November. During the project one elevator at time will be completely shut down. Be prepared for longer wait times for the elevator, and please be patient. Residents are advised to use caution in the high-rise building for the duration of the project, paying particular attention to safety signs and barriers.

### **Honolulu Fire Department Presentation**

HFD will be giving a life safety

presentation on July 27, 2024, from 9:30am to around 11:30am in the Community Room.

### **Property Insurance, Town Hall Meeting hosted by Rep. Gene Ward**

We have all been impacted by the recent increase in the cost of property insurance. Rep. Gene Ward is sponsoring a town hall meeting with the Insurance Commissioner and the insurance industry along with representatives from the Governor's office, Mayor's office and Legislature on July 2 at 6 pm at Hawaii Kai's Hahaione Elementary School. Everyone who interested in learning about possible solutions is encouraged to attend.

### **Please turn off the lights**

Residents are reminded to please turn off the lights in the storage areas and Community Room when leaving these areas.

### **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 (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