

Current and Up-coming Event's

WATER & AC SHUTDOWN

DATE : MAY 1, 2014

TIME : 9:00AM – 1:00PM

WHERE:VILLA RESIDENTIAL TOWER & THE VILLA PROFESSIONAL PLAZA

A WATER & AC SHUTDOWN will be conducted on the above date in order to replace faulty isolation valves which affect the entire building.

This is a four hour whole building shutdown. There will be no water or AC during this time for anyone. Your cooperation is greatly appreciated. Sorry for the inconvenience, please plan your day accordingly.

Water shutdowns will remain scheduled on an as needed basis every Thursday morning from 9am –11 am. We do our best to limit all non emergency shutdowns to during these time frames.

AC's !!!

Have you had your AC serviced recently? The AC's are always up and coming. We offer a basic service in house for free as a courtesy to all owners/residents.

Once a quarter (every 3 months) we will come in for basic service with your permission only. At least 1/4 of our notices go unreturned. The result of the non responses is

that every week we consistently get leaks caused by a neglected AC units. If you're not having your unit professionally serviced or you are a tenant and in doubt please call us. Don't wait until there is a problem which affects you and others. This has become a building-wide problem and will ultimately increase our cost of insurance which affects the owners maintenance fees, and may be passed on to tenants as an increase in rent.

Legislation passed by Hawaii law makers almost two years ago, known as Act 326, requires that any owner or agent acting as an operator of transient accommodation register with the association so we can report that information to the state.

What this means is if you are renting your unit for less than 6 months or 180 days, you need to notify and register with the Association or General Managers office.

As of this newsletter's writing, we have no one registered as a temporary rental unit.

If you see or hear something happening that should not be, please notify security immediately. They are available 24 hours a day. It is very difficult for the management to follow up or enforce the house rules and bylaws for violations that are reported more than a week after they occur.

NOTES

- Please do not throw anything off of the lanais (water, rubbish, cigarette butts, etc.). Also, please do not hang anything on the lanais' railing other than holiday decorations.
- All occupants need to register with the General Manager or Security within 48 hours of occupancy.
- Residential Apartments shall not be used for commercial business's or trades of any kind.
- If an emergency concerns FIRE, POLICE, or MEDICAL—Dial 911.
- If an emergency concerns plumbing, electrical, etc. which endangers life or property, and it cannot wait until the next business day, notify the Security Desk ASAP.
- The motor court in the front is for 15 minute loading or unloading only. Anyone leaving their vehicle unattended must sign in with security. We will begin towing vehicles that park in or block the entrance and exit ways.

Community Voice

Please visit our website

Please don't cut your pets hair on the lanais. This is not only rude, it is a clear violation of the house rules which we will enforce when we catch you.

Inside each trash room there are small bins which can be used to segregate your paper, cardboard, aluminum, glass, and plastic. We empty this once a day or more if necessary. It doesn't matter which bin you use. Our contractor takes it all together as a mixed recycling and sorts it for us.


www.thevillaoneatonsquare.com

We want to invite everyone to sign up for our notifications and newsletters via email. Just send us an email at: thevilla400hobron@hawaii.rr.com Please use the word **Notices** as your subject heading. Then we will add you to our email list. This can help save us printing and mailing costs. Notices and current events are always on the website and you may contact the building and all its resources through the website as well.

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Additionally, bird feeding is not allowed on your lanais or within the parking garage, yard, etc. Please be considerate of the folks below and around you.

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Please ensure your registrations are current and up to date for both safety and security purposes. Also, you must let us know if you're renting short term (no leases less than six months).

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Help The Villa in our continuing efforts to go green.

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If you have large items or boxes we ask that you bring those down and put them in the large dumpster which is in the back. And, you may ask security to assist you if need be.

Staff Training

All staff are trained in house re-currently. But additionally, all of our security and management are required to take continuing education classes each year for their licensing. Your GM will be offsite but on call during his training from April 22—May 1. During this time his absence will be covered by our Director of Security, Trevor Osburn and your Operations Manager, Mel Yoshida.



~ ~ ~ Recent Board Changes

We wish to welcome a new Board Secretary, Carol Man-Moley, and a new Director Michael Warren. Mr. Warren replaces former Director Blacktin.

Steve LaCass is our new Board President. While Robert Dale is the new Vice-president. Director Jay Noll retains his position unchanged.

tend our next regular board of directors meeting. It is scheduled on: Monday May 5th, at 7pm. on the recreation deck.

Our former treasurer Richard North did not run for reelection and was replaced by existing Director Steven Sullivan as the new Treasurer.

The two commercial slots also remain unchanged, with Don Persons representing the Eaton Square Shopping Center and Edmund Wong representing the Villa Professional plaza.

This is a great opportunity to voice your concerns and ideas to our new board during the opening owners forum.

Our former secretary Loretta Falls became an acting Director.

All owners are encouraged to at-

Additionally please check our bulletin boards in the lobby for the most recent updates on committee and board meetings.