

Common Elements or Owner responsibility?

I've often heard the question, "What determines if something belongs to an owner or to the building?"

As a rule of thumb - vertical or supply lines belong to the building, and horizontal or secondary lines belong to the owners. This applies to water (hot, cold, chilled, waste), gas, and electricity.

For power, anything forward of the breaker box is the owner's responsibility, including the breakers themselves.

Another question one can ask is, "Does it service more than one unit?" If it doesn't, then it is that unit owner's responsibility to maintain it.

In certain situations, it can be confusing because some supply lines are located outside of your unit, yet provide a utility to only your unit. In these cases, it is still your responsibility, even if the supply line is located elsewhere.

On the other side of the coin, some units have common lines running through the ceilings and walls that go to more than one unit and, in those situations, it would be The Villa's responsibility to maintain and repair them.

I bring this up because it is important to realize that as build-

ings grow in age, system and infrastructure issues become more common. This past month, there were three leaks, in three weeks, in three different units.

Although the Parking Garage is a common element, its management is controlled by the licensee of the Parking Garage, and not The Villa. Therefore, you need to take your parking concerns and issues directly to the Parking Garage Management for resolution. They can be reached at 946-2518.

~~~~PLUMBING~~~~

This past month, we had two flooded units due to clogs in the main lines and a cracked pipe. We want to do our best to ensure that your unit is not next. If you hear bubbling from your drains, or have any backflow or foam coming out, please call us. If your drain is just slow and you have to use the garbage disposal to force the water down, please notify the Operations or General Manager ASAP.

These things and more can be indicative of larger problems and, as the building ages, plumbing becomes a bigger issue. We are currently working on implementing preventative maintenance on these items and need everyone's help in reporting these incidents as soon as they occur.

As a side note, have you inspected your plumbing lately? We will do it for free, in-house, if you give us a call at 941-1411.

REMINDERS

- Please do not throw anything off lanais. (water, rubbish, cigarette butts, etc.) and do not hang anything on lanais railing.
- All occupants must register with the General Manager or Security within 48 hours of occupancy.
- Pets must be in carriers or held during ingress and egress through the common elements.
- 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.
- Please join me in welcoming Mel Yoshida, our new Operations Manager, who brings many years of experience to The Villa. There now will be at least one manager on duty every day to assist in meeting The Villa's needs. Feel free to drop by and say hello; if we're not in the office, you can ask Security to radio us and we will come down.

Community Voice

I want to take a moment and ask those few residents, not everyone if you're in the lobby or the hallways on the upper floors, please be aware it's a common element and speak with a soft voice so as not to disturb the other residents. Also remember to use professional language when your talking with others in the common areas. Swearing like a sailor is not a good thing when children or elderly folks are about, and that's a lot. We will be enforcing the House Rules more and don't want to make enemies by asking folks not to speak in loud or cursing manners.

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Did you know we have free wi-fi available for Residents use both on the Recreation Deck and in the ground

floor lobby.~~~~~

**Halloween.** This year Halloween occurs on Thursday (October 31). Since no door-to-door Trick or Treating is allowed at The Villa, we plan to give candy and other treats to the keiki (children) who come to the lobby. All residents are invited to contribute



treats that will be handed out. Any candy that is donated must be wrapped because loose candy can be a problem. Also, remember, it's a good idea to accompany the children to make sure they will be safe.

~ ~ *Pets* ~ ~

Thank you to all those folks who use carriers to take their furry friends inside and out. We just want to ask if you're hand carrying your pets, that you keep them picked up until you are home inside your unit. Please do not turn them loose to run down the hall once you step out of the elevators. We're fortunate to have a pet friendly building and as such we must do our best to respect those other Residents who don't share the same level of love we do for our animal friends.

**Fire Alarms**

We will be testing our building fire alarms Wed. Nov. 13, from 12noon to 1pm. During this time the alarms may sound intermittently or continuously. It is only a test. Please pardon the inconvenience and plan your day accordingly. We apologize ahead of time for the noise. If you have any questions please call us 941-1411.



~ ~ ~ ~ ~ *Loading Zone*

The Villa has two loading zones, one in the front and one in the back. They are our front and back doors. The front one can accommodate larger and more vehicles.

If your going to leave your vehicle unattended you must register it with security. The loading zones are available as an amenity for Residents and their guests only. They are not for regular parking.

Only association vendors or contractors should be parked there for more than 15 minutes.

The large loading and staging area outside the gate behind the shopping center can be used by folks with large moving trucks or who are going in and out. As a courtesy try not to block the driveways. The Villa does not own the loading zone behind the shopping center,

but we can use it along with everyone else. We do not have authority over it though.

If you as an owner are having work done to or in your unit and need to use the loading zone or parking for more than a few minutes let us know ahead of time and we will make every effort we can to help you.