

## Introduction & Aloha

Hi Folks, If you haven't been by the office in awhile you may not have noticed the new guy sitting in there. I started in late August to fill the void left with the previous manager's moving on. As Larry left he also took 3 other employees with him. Our Assistant and Operations Manager Gary has just recently retired and he will be missed by many. Two other employees have also left moving on with their careers in other buildings.

I want to take a moment to thank all those who have served the Villa previously and to re-assure all the Residents in moving forward that myself and all the new folks will do our best as well.

The board has entrusted me to take on the many projects that will be happening here at the Villa over the coming years.

From my first day I have been meeting many people all with great ideas of what needs to be done and what is over-do. It is my intention to balance the needs of the association and its residents with the board directives following Hawaii's Condo Law to bring everything into a consensus of the middle ground. Your patience while this is happening over the next few months will be greatly appreciated.

With anything new there is a learning curve. And, while I am no nov-

ice in property or building management by having more than a decade's experience under my belt, I am well aware that some few Resident's have lived in the Villa longer than I've been alive and I'm pushing toward 40. With that said I welcome all feedback and constructive criticism.

I do run a tight ship and yet, I want to do the best I can for everyone. The difficulty in building management is in doing what's best for the whole and not the individual. Sometimes folks can get upset if things are done differently than they always have been.

We will do our best to rock the boat slowly metaphorically speaking. There will be a more stringent enforcement of the House Rules as the Board finishes revising them. The last thing we want to do is show favoritism.

I know many of you can share a lot and have seen even more. So on behalf of myself and all the new faces we look forward to meeting you!

## New Monthly Schedules

*Please watch the bulletin boards for the most up to date news and upcoming lists for all scheduled events affecting the building. We will be gradually creating a monthly schedule for everything we do to give Residents the maximum notice possible for things that could inconvenience them.*

## HOUSE REMINDERS

- **Don't throw anything off lanais. (water, rubbish, cigarette butts, etc.) Don't hang anything on lanais railing.**
- **All occupants must register with the General Manager or Security within 48 hours of occupancy.**
- **If an emergency concerns FIRE, POLICE, or MEDICAL—Dial 911.**
- **If an emergency concerns plumbing, electrical, etc. which endangers life or property and cannot wait until the next business day, notify the security desk ASAP.**





*Community Voice*

One resident recently stopped me in the hall to say “can you tell the residents on my floor not to slam their doors when they are leaving or coming home”. I cant demand anything but I do ask everyone out of courtesy to remember our neighbors and try and reduce hallway noise. There is a city ordinance that prohibits loud noise of any kind from 10pm-6am on weekdays and 11pm – 5am on weekends.

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Did you know the Villa is one of the few remaining condominiums that have electricity as an inclusive part of the maintenance fees?

It is a convenience and amenity for owners and tenants alike. Our challenge is if some few folks take advan-

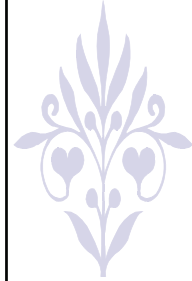
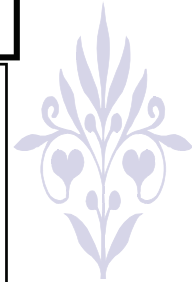
tage of that and leave or run non necessary appliances when they are not home. Out of consideration for others and the shared expenses please make sure your not one of the folks mentioned above. We all have to do our part to conserve energy as fuel costs continue to rise.



We are currently working on our web site to update it after it crashed. We should have it back and running in a couple of weeks after we finish changing servers.

*Fire Alarms*

This past year there have been both false alarms and a real ones. On neither occasion was a proper response forthcoming. The Board has just approved a new SOP for security and fire alarms. We will begin doing fire drills in house. Then next month following notice in the news letter and posting on the bulletin board, we will have a fire drill and full alarm testing. The day before we will post reminders in the elevators. We want to test our protocols and try to educate our Residents on handling emergency situations, including taking all alarms seriously yet without panic. More will be forth coming on this so stay tuned, and as always thank you for your Kokua! Please feel free to ask the new manager any questions.



*Lanais and Lanai Inspections*

Later this month we will be doing lanai inspections from outside the building. I want to encourage everyone to take a moment and read the relevant section of the house rules.

Section 3 part 5, Lanais.

Only appropriate lanai furniture and small plants shall be used on apartment lanais and any unsightly

or disturbing items shall be removed upon the request of the General Manager. These areas are not to be used for storage purposes of any kind, including refrigerators and freezers. Appropriate banners commemorating holidays or festivals may be timely displayed from lanais on holidays. The United States and Hawaii flags may be displayed at any time.

We’re not looking to pick on anyone only to create congruence and harmony in our building appearance as well as remove any safety hazards. If you have loose boxes, surfboards, or even tall plants those things can be easily carried away and drop during high winds.

