



Plaza Hawaii Kai

❧ A Quality Condominium ❧

6770 Hawaii Kai Drive, Honolulu, Hawai'i 96825
Plaza Office 808-395-4322 Security 808-265-9072

After Hours 808-460-2522 (emergency only)

Email: Plazahawaiiikai@hawaii.rr.com

Website: www.touchstoneproperties-hawaii.com/plaza-hawaii-kai

October 2024

Board Meeting

The next AOA Board Meeting will be held on Monday, November 11, 2024. The meeting will be held in-person in the Community Room. All owners are invited to attend.

Holidays and Building Maintenance Schedule

The office will be closed on Veterans Day, Monday, November 11 (due to scheduling conflicts there will still be a Board Meeting that day). See the back of the newsletter for additional information.

Resident Manager Office Hours

Office hours for Resident Manager, Craig Morrison, are 8:00AM to 4:30PM.

Questions, Requests and Routine Repairs: Call, visit, or email Craig at the Office during his duty hours with all questions, requests and routine common element repairs. After-hours, leave a voice mail at 808-395-4322, or send an email to plazahawaiiikai@hawaii.rr.com.

After-Hours Security: Please visit the security guard post in the High-Rise Lobby or call 808-265-9072 to report suspi-

cious activity or House Rule violations (such as noise during 'quiet hours').

After-Hours Urgent Repairs: Call Craig's mobile phone at 808-460-2522 for emergency repairs that cannot wait until the Office reopens (please no text messages).

Elevator Modernization Project On-going

The elevator project is on-going. Please anticipate longer wait times, as there only one elevator is in service during the project.

Homeowners HO6 Policy

Owners are reminded, per the correspondence dated August 20, 2024, to submit a copy of their homeowners insurance policy to Insurance Associates. If you have any questions or want to confirm that your document has been received, please contact Haseena Zachariah at 808-526-9257.

2025 Budget and Monthly Maintenance Fees

The 2025 Budget, including the monthly maintenance fees, was approved at the October 21, regular board meeting. The budget and reserve study will be mailed to all owners of record shortly.

House Rules & Good Neighbor Reminders

All residents are expected to follow the House Rules. Copies of the House Rules are available in the PHK office.

Residents are reminded that all dogs and cats must be properly registered with the PHK office. Dog-sitting and/or cat-sitting of unregistered animals is not permitted. A service dog or emotional support animal belonging to the guest of a resident is allowed at PHK during the visit.

Residents are reminded that a guest registration form must be submitted to the PHK office for all overnight guests.

Please keep the floating beach ball in the pool, as it helps discourage the ducks from fouling the water!

Be a good neighbor and put your trash down the trash chute. Please do not use the elevator to transport trash or rubbish unless the item is too large to be safely put down the trash chute on each floor. All trash should be securely enclosed in a tied trash bag prior to disposal.

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 rd Thursday of Every Month (September 19)
Pest Control (in-unit service) Schedule with Site Manager (paid for by Resident)	Quarterly	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	Every week day	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

Gerber Toilet Flapper Replacement

Available on Amazon: Hibbert 2 Pack Toilet Flapper Replacement, Compatible with Gerber 99-788, 3 Inch Flapper Replacement Water Conserving, High Performance, Easy to Install- Blue Color.



Similar Gerber compatible flappers are available at City Mill. Bring the toilet number (printed inside the tank) to assure a proper fit.