



Plaza Hawaii Kai

☞ A Quality Condominium ☜

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November 2024

Board Meeting

The next AOA Board Meeting will be held on Monday, January 13, 2025, at 6:30pm. The meeting will be held in-person in the Community Room. All owners are invited to attend. There is no Board Meeting in December.

Annual Meeting

The Annual Meeting will be held, in-person, on March 17, 2025, in the Community Room. Registration begins at 6:30pm, and the meeting starts at 7:00pm.

Holidays and Building Maintenance Schedule

The office will be closed on Thursday, November 29, for Thanksgiving, and on Wednesday, December 25, for Christmas.

Resident Manager Office

Hours

Office hours for Resident Manager, Craig Morrison, are 8:00am to 4:30pm, Monday through Friday, excluding holidays.

Weekly Game Day

Thursday mornings, 10:00am - Noon, in the Community Room (starting November 21). Come

on out, socialize, meet your neighbors, and have some fun. Bring your favorite card or board game -- Rummikub and Mexican Train will be provided. Hosted by Chris and Jacquie Heino (Unit 1003). For more information call or text either Chris 931-581-0109 or Jacquie 775-225-5055.

EV Charging Station

The EV charging station project has been set aside for the foreseeable future due to budget considerations.

Elevator Modernization Project Update

The elevator project is essentially complete and both elevators are back in service. Residents are advised that some tweaking of the timing of the doors closing and other functions may be required. Please let our Resident Manager, Craig Morrison, know if there are any problems with the operation of the elevators.

All move-ins, move-outs, deliveries of appliances and other large/bulky items require advance notice to the Resident Manager and a security deposit.

The new elevators have security cameras installed to prevent damage to, and misuse of, the elevators. **Fines will be issued if the elevators are damaged or misused.**

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.

With the holidays approaching, we can expect more guests visiting PHK. Residents are reminded that a guest registration form must be submitted to the PHK office for all overnight guests.

People parking in the guest stalls should sign in on the sheet outside the management office.

Please remember children are not permitted to play in the driveway or the parking garages for safety reasons. Be sure to watch for children on the property, especially when driving.

In reviewing the security cameras, it has been noticed that residents continue to speed in the garages and driveways.

Slow down – children, pedestrians and other vehicles are at risk!

All trash should be securely enclosed in a tied trash bag prior

to disposal down the trash chute or in the dumpster. Putting loose trash down the chute increases odors, insects, and causes debris to fly out of the dumpsters (and on to the front

lawn) when the bins are emptied. Please do not use the elevator to transport trash unless the item is too large to be safely put down the trash chute on each floor.

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 (December 19)
Pest Control (in-unit service) Schedule with Site Manager (paid for by Resident)	Quarterly	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

Thanksgiving Day
Christmas Day

Thursday, November 28
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.