

June 2019

Authorized personnel ONLY

Lately it was reported that owners / kids are playing in the fenced in front area surrounding the Pond.

Please be aware that this area is for authorized personnel only. It has electrical components such as the big pond filter system, pond filter motor, pumps, etc.

To avoid any injuries / liabilities, we are asking you NOT to enter this particular area.



➔ Bulky item Pilot Project !!! ➔

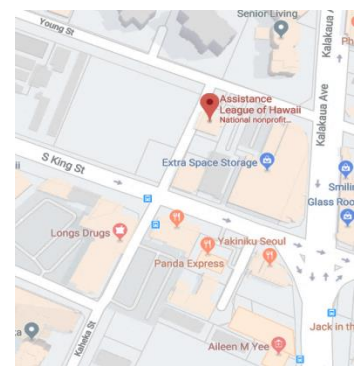
Beginning June 3, 2019 and continuing through January 2020, our area will be participating in a pilot test for bulky item collection. During the pilot, **we will need to schedule an appointment for bulky item collection.** The current regular monthly collection will NOT occur!

Rycroft Terrace may schedule up to twenty (20) bulky waste items per collection appointment. **Bulky items CANNOT be placed on any common areas anymore ! Not in the parking garage, not by the elevator, You Need to Store it in Your Unit.**

The City is giving out fines from \$250 up to \$2,500 !

Site Manager Gwen Ishizu will schedule appointments for collection, and she will let you know on what day and time you are allowed to place Bulky items by the curb in front of dumpster area.

Please either bring your Bulky items to:
Thrift Store, corner Kaheka street and Young street....
5 minutes walking distance from Rycroft Terrace



Or



Big Brother Big Sister schedule a pickup 808-524-6111 or visit donatebigsofahawaii.com
YWCA of Oahu Clothes Closet Service, 1040 Richards St, Honolulu, HI 96813 538-7061 ext. 235,
Salvation Army, schedule a pickup call 1-800-728- 7825 or visit satruck.org,

Do not let people tailgate in

Unfortunately, we still have some owners which mean it well and let other people tailgate in.

We had twice a bunch of kids (6 to 12 years old) from a building on Kalakaua Avenue climbing our gates, and tailgating in to access our pool.

This is unacceptable.

If you do not know the person, Do Not let them in.

If you are not 100% sure they live at Rycroft Terrace, Do Not let them in.

If you see kids climbing over the gate, ask them to leave.

If you see kids without an adult in the pool, ask them to which unit they belong, and report it to Site Manager Gwen.



Common areas

Please be reminded that common areas such as walkways, stairways, in front of your door, landscaping on the ground floor **are not areas to store your personal items.**

The building insurance, the Fire Department, as well as our governing documents make it very clear that "Nothing" shall be stored in these areas. Common areas need to be free and clear at all times.

No strollers, no beach stuff, no coolers, no gardening supply, no trash bags, no bicycles, no water bottles! Etc.

If someone trips over your personal items and falls, the insurance will not pay. You will be responsible for any damage or cost.

Noise / Nuisances

Lately we have 2 or 3 dogs which are barking during day time for hours. Please train your dog properly, and be considered to your neighbors.

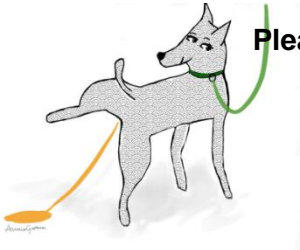
Slamming Doors: Every resident shall hold (or retain) doors so as to avoid slamming. Especially at night.

Accidents can happen....

Please clean up if you, your kid, or your pet makes a mess !

Train your dog to pee and poop in the grass areas outside, and pick up the droppings.

If your garbage bag leaks, same thing, **please clean it up.**



Pet Rules...House Rules

Please don't forget to register your pet by the Site Manager. It is Hawaiian State Law that all pets need to be spayed or neutered! Furthermore, a month ago an owners guest brought her dog onto the property, and her dog attacked two other dogs on our property. The Police investigated this incident, and the attacking dog has been found. Attorneys are working on this matter.

Please be advised, that you as owner at Rycroft Terrace, are responsible for your guests/pets and their behavior or damage they cause. All House Rules apply to all owners and their families, guests/pets in the same way. There are no exemptions.

Visit our website for newsletters, info, forms, governing documents, and for any input click on "contact us". www.rycroftterrace.com

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