

Cardboard boxes and Bulky items !

- Please cut down and flatten out ALL cardboard boxes.
- And DO NOT just place them in front of the recycling dumpster.
- Place All Bulky Items every 2nd Wednesday per month onto the curb for FREE bulk item pick up.
- This is YOUR responsibility and NOT our maintenance team's job.

Violation Fines will be assessed to your account.



Please cut down and flatten
ALL cardboard boxes (small or big).



Don't put fans, computers, pillows, carpet, chairs, etc. in our dumpsters. These items should be placed for bulky item pick up!!!

NOTICE

No Smoking.
No Vapor Smoking.
No E-Cigarettes.

SMOKING Vapors – E-Cigarettes – Cigarettes - etc. is not permitted in ALL common areas !

- Do not smoke in hallways, stairways, elevators, pool deck, parking lot, laundry, mail box area, by pond
- You are not allowed to smoke within 20 feet of any door or window
- Hawaii State Law, HRS 356D-6.5

The Highs and Lows of how Medical Marijuana Use affects Association Living Limits to use Marijuana: ONLY registered Medical Marijuana Users are allowed.

Second hand (marijuana) smoke can be an endanger to the health or well-being of other person (especially kids) – Hawaii State Law, HRS 328J and 328-J-3



You may want to explore edible medical marijuana to avoid any negative effects to your neighbors.



Water Heaters – Update – from April 22 to April 26, 2019

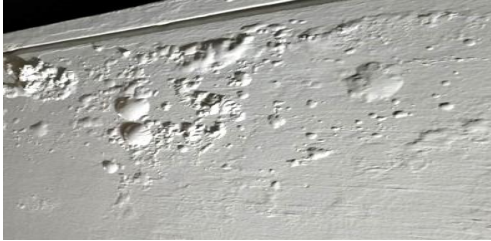
We have on either side of the upper parking deck 2 water heaters and on the Kaheka side are 2 hot water storage tanks. The 2 water heaters on the Ewa Side, are in ok shape, and will be moved to the lower parking garage to protect them from the weather. The 2 water heaters on the Diamond Head side, are in bad shape and need to be replaced. The new high efficiency heaters will be moved to the lower parking garage, and will save us money on gas cost. The research shows that we do not use, or need the 2 hot water storage tanks. Therefore we will remove these 2 tanks, which also will save us gas cost.



The Gas prices went up 8,4%.

Our Building

Unfortunately our building is showing signs of spalling (concrete crumbling, paint blistering). To protect our building from the weather, we had a professional consultant take look at our building, to create a bid package. We will solicit proposals from different companies during the summer, and the board will carefully compare to make a decision which company shall do the extensive project.



We also decided to make our building more appealing with a different color scheme. Please see the two selected options displayed near the elevators. Please take a voting coupon and let us know which option you prefer. Place the voting coupons in the mail box by the Site Manager's office.

Our Roof

We had some issues with our roof, flashing and leaks. Roofing companies checked out our roof, and we need to replace the roof by the hair salon, rec room, and storage rooms. We also found areas on the main building roofs with moisture underneath the coating, failing flashing and drainage issues. To avoid any leaks, these areas will be tested, repaired or replaced and recoated as soon as possible.

Trash bags

Please do not leave any trash bags in front of your unit door. It will attract pests and rodents.



Place your garbage bags into the dumpster, NOT in the trash cans by the pool deck.

If you do, You will receive a violation letter with a fine.



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

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