

**August 2020**

## COVID 19

Continue to Social Distance both within and outside the property.  
Comply with house rules for group gathering and guests.  
Wear a mask and wash your hands before/after entering public areas.  
Discard of all disposable protective materials (masks, gloves, disinfectant wipes) in the trash can.



### Pool and Pool Deck

**Please continue to Social Distance at all times**

No groups larger than 10 people and must be from the same household

**No outside guests/visitors – residents only**

We are only able to keep the pool open as long as everyone complies with these rules. Failure to do so will result in the pool deck closing again.



## Rycroft Terrace Building - Spalling and Painting

The contract has been finalized with Structural Systems and JPB Engineering. **The Spalling and Painting project is scheduled to start late September 2020.**

**Be on the look out!** We have caught transient individuals in the building who have gained access by piggy backing in behind residents.

Please DO NOT let anyone you do not recognize into the building. All residents have a FOB and should understand that this is a secured building and not to take offense if asked to “fob” in.



Site Manager Gwen Ishizu call Office 945-0756 , or Cell 723-4355, or [rycroftterracemgr@gmail.com](mailto:rycroftterracemgr@gmail.com)

Management Executive Thomas Heiden Call 593-6860, or [thomash@hmcmtg.com](mailto:thomash@hmcmtg.com)

**All other Emergencies, please call 911.**

# The Budget for 2021

The Board of Directors is working with Hawaiiiana and our Site Manager on the 2021 Budget. As you know we will soon be starting our Spalling and Painting project at Rycroft Terrace to protect our building from the weather and give us a fresh new updated look.

This project costs a substantial amount of money; however the property has saved up enough that we can pay for this without having to take out any loans or raise maintenance fees.

Nevertheless, we need to stay on budget to be financially prepared for any future projects. Therefore we are asking all owners to help us by complying with all our House Rules; the less violations we have, the less money we'll spend on mail outs, attorney fees, etc.



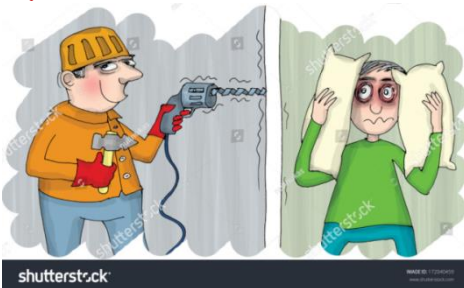
Want to help out further and beautify our community? Any owner who would like to volunteer their time on smaller projects like painting the curbs, gardening and some landscaping, please call our Site Manager Gwen or talk to our board member Jayne. Every bit helps and is greatly appreciated!

## Trash Can on Pool Deck

Please do not place your household garbage or recycling materials in the trash can on the pool deck. Please utilize the dumpsters on Kaheka street for this kind of Refuse. We **are** able to identify violators and **will** send out fines.



## NOISE



Hawaii State Law prohibits Construction or Renovation projects on Sundays

Home renovations are permitted:  
Monday to Friday - 8 am to 4pm,  
Saturdays from 9am to 3pm.

All Debris **MUST BE** hauled away.  
Debris cannot be disposed of in our dumpsters.

**Rycroft Terrace is an OWNER-OCCUPIED Apartment Complex**  
Any resident caught renting their apartment will be reported and possibly face legal repercussions for contract violation.