

## Spalling and Painting and additional Maintenance Updates

The majority of Rycroft Terrace owners have approved getting the loan with Bank of Hawaii. This will help us to obtain a healthy reserve for the building's upkeep and future projects.

As you can see Building "C" is almost done. EKO Painting already started on Building "A" with the spalling (cement work) and painting. Per the Project Manager from JPB Engineering and Supervisor from Structural Systems, we are currently on schedule and if everything proceeds as planned, work should be completed by November 2021.

Additional to the painting and spalling work, all door numbers, hall lights, and carpets in the interior hallways and by the mail box area will be replaced. For owners living in the 2br apts next to the laundry rooms, your front door painting will be included in the work on B Building. A new irrigation system with timer will be installed around the premises to regrow and maintain the landscaping (grass and hedges), and we will be installing Solar Lights around the premises to assure more visibility and security at night.

### Drain Cleaning

Please throw away food particles into the garbage and do not flush them down the sink. Yes the Disposal will grind up the bits of food but it doesn't make them small enough to not eventually clog the drain in the line.

This also includes fat, oil, grease which is liquid when it's hot but more solid when it cools down and is a major contributor for clogging drains and main sewer pipes.

**Please do not use chemical type Degreasers or drain clog remover as they can remove the clog but damage the pipes.**

**Please Use Enzyme Drain Cleaner!**



## Windows and Doors

As we work to beautify our property, we would like to reminder owners that you are responsible for your windows and doors.

Window jalousies should not have excessive layers of dirt/grime and front doors should not have any personal effects around them other than a doormat.

If your windows have broken jalousies please replace them. If you like to refurbish your windows and screens, Gwen can give you a vendors contact and phone #.

If your front door has termites, please get it treated before it's too late. If it goes beyond a point of repair, it's the owners responsibility to buy and install a new proper fire rated front door. All doors must be identical for an uniform look.

## Toilet

Please do not flush down any of the following items down the toilet:



Even though it says on the packages that wipes are "flushable", they do not break down in water and will clog up the main sewer pipes. This also includes fat, oil, grease which is liquid when it's hot but more solid when it cools down and is a major contributor for clogging drains and main sewer pipes.

## What to do with Fat, Oil and Grease

Don't pour cooking oil, pan drippings, grease, or sauces down the sink or even toilet.

If you have after cooking or baking left over fat, oil, or grease which is liquid when it's hot, **please drain it into an empty Aluminum can or glass jar and let it cool down.**

**When it's cold you can place it in your Household garbage bag and dispose it in the dumpster safely.**



**Scrape It**



**Can It**



**Trash It**

## Speeding cars in the parking garage / areas



Please be mindful of your speed when driving thru the parking garage. Pedestrians, especially children or pets could walk or run in your way.



## Cardboard Boxes and Recycling

We are still identifying owners who are not breaking down their cardboard boxes before disposing of them in the recycle and trash bins. **Owners who do not flatten boxes will be fined \$50.** You are on various cameras throughout the entire building and we CAN identify you.

Please do the right thing and flatten all boxes before throwing them away.



**Lately some owners just place their boxes in front of the dumpster and walk away. This is unacceptable. Every Cardboard box, no matter what size, can be cut down and flattened out to be placed inside the Recycling Dumpster.**