

PROPERTY UPDATES



KAHEKA STREET SIDE GATE FOB LOCK

The part needed to fix the malfunctioning Kaheka street gate FOB lock has been ordered and will be installed promptly once it arrives.
Thank you for your continued patience!

ASSIGNED PARKING STALLS



All residents who do not have assigned parking stalls must park off property. Please do not use other resident's empty stalls for you or your guests vehicles. Violators will be towed.



RODENT & PEST ALERT

There has been an increase in rodent and pests in the neighborhood as construction continues on Keeaumoku Street.



We are having Terminix check our rat bait stations on a bi-weekly basis now, but please do your part by not leaving garbage bags outside of your apt door, or on the ground in the dumpster area. All garbage bags should be disposed of immediately IN the dumpsters. Please do not leave food cartons/trash behind when utilizing the pool deck tables - all trash should be disposed of properly in the trash can.

LAUNDRY ROOMS

- Please do not leave your personal items in the laundry rooms for extended periods of time.
- Please do not open the lids or move other residents clothing in the washer/dryer. Respect everyone's privacy; if a washer/dryer is occupied, please visit another laundry room.
- If a machine is broken or malfunctioning (e.g. water leaking) - PLEASE CONTACT THE SITE MANAGER. We cannot fix what we don't know is broken.
- PLEASE DO NOT INTENTIONALLY DAMAGE THE MACHINES
 - Please do not put any items (e.g. buckles/heavy straps/shoes) in the machine that could inflict damage
 - Please do not punch, kick or inflict damage on the machines



Fourth Floor Diamond Head Dryer - Glass window cracked - discovered Saturday 4/16

Hawaiiana Management Executive : Karen Fleming
Office 808-203-5231, or karenf@hmcmtg.com
Rycroft Terrace Site Manager: Gwen Ishizu
Cell 808-723-4355, or Gwen@AngelsSMS.com

Rycroft Terrace - Call To Action

April 2022

VOLUNTEERS NEEDED!



INTERIOR COURTYARD LANDSCAPING

We are looking for volunteers to help weed and water the potted plants along the inner courtyard. If you have some free time, we would love to have you! Please contact the site manager if you're able to assist!



KOI POND HELP NEEDED

We are looking for folks who would be willing to help maintain the koi pond (including feeding, cleaning of the filters and disposing of other debris). Please contact the site manager if you are able to assist!

CONSERVE AND SAVE

The island of Oahu is experiencing a water shortage due to the Red Hill Water Tank Contamination. Please do your part to reduce your water consumption 10% by practicing smart water saving methods such as turning off the faucet when you're brushing your teeth, turning off the water while soaping up in the shower, or not letting the tap run while washing dishes.

You can also do your part by checking for running toilets and leaky sink/shower faucets.

Per Hawaiian Electric (HECO) - Electricity costs will also increase due to the war in Ukraine. Therefore please help keep the overall building maintenance electric costs down by following these steps:

- Using smart plugs or unplug electronics/lights/non-essential appliances when not in use
- Turn off the light when you leave the laundry room

Rycroft Terrace - Please Kokua

April 2022

Recently we've noticed an uptick in resident violations around the complex. Our bylaw and rules are in place to ensure that Rycroft Terrace remains a clean and pleasant home for everyone.

For several years now we have constantly reminded all residents to be respectful of both the property, staff and the community while living here. Violators who continue to disregard our bylaws will be fined accordingly.

Frequent Violations:

- Cardboard boxes not broken down prior to disposal
- Personal belongings hanging community property (ledges/walls/fences/bushes)
- Garbage bags being left in the hallways for hours/overnight instead of disposed of promptly
- Leaking trash bags in elevators and on flooring with no attempt to clean up
- Personal trash/food items left on pool deck and not disposed of
- Shoe prints on common area walls and on elevator interior
- Bulk items left in dumpster area instead of scheduling pick-up with Site Manager
- Noise Violations - Quiet hours are from 10pm-8am

We are working so hard to make our little community a great place to live. From painting the building and beautifying the grounds with flowering plants and trees, to adding exterior solar lights for safety, installing a gated entry along the koi pond, pool cabanas for resident use, opening up the rec room for reservations and installing new interior hallway flooring.

**We want Rycroft Terrace to be a place you're proud to call home.
Please Kokua.**

Mahalo, Rycroft Terrace Board of Directors