

Property Maintenance & Your Role In It

Our amazing maintenance staff works hard daily to keep Rycroft Terrace a clean and sanitary place to live. From emptying trash cans, wiping down smudgy fingerprints in the elevators, sweeping our hallways, even monitoring the pool to ensure the perfect PH balance for your enjoyment, they do it all.



With that being said, our maintenance staff isn't on duty 24/7, and we've noticed that some owners and guests think it's okay to leave messes behind with the assumption that someone will be along to clean it up. This is not acceptable.

Regardless if staff is on duty, you and your guests are responsible for cleaning up after yourselves. If your trash bag/cooler leaks in the elevator or along the walkways, do not leave it behind for someone else to step in and slip on. Food containers shouldn't be left on the pool deck tables. Overflowing washing machines that flood the laundry room should be mopped up.

There is no magic "cleaning" fairy that is going to appear. When messes are cleaned up, especially after hours, it's usually done by another Owner out of necessity.

Please show respect to our staff and your neighbors and help keep our property and home clean.

Renovations At Rycroft

Prior to any interior renovations/alterations to your condo, you **MUST** submit your plan(s) to the Board of Directors for approval.

Failure to do so can result in a \$50 fine.

What constitutes as a renovation? Here are few common examples:

- Any changes to the interior structure such as bathroom and kitchen remodels
- Updating new appliances such as stoves, fridges or window AC units
- Electrical work
- Installing new flooring (carpet/tile/planks)
- Removal of popcorn ceilings



You can find the Renovation Request form at RycroftTerrace.com under the Resources tab.

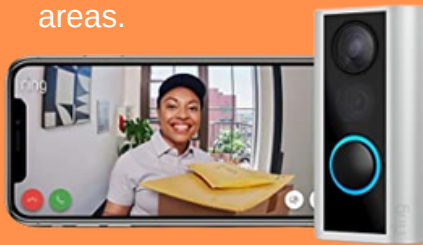
RYCROFT TERRACE

May 2023

Safety First

There has been a recent increase in robberies, thefts, break-ins and other criminal activities in the metropolitan Honolulu area.

Consider purchasing a peephole camera or indoor security system for your unit. While Rycroft Terrace has 18 security cameras, they are only on the ground floor covering most of the walkways and parking areas.



Leaving Trash Outside

There are a number of reasons that leaving your trash outside your door is unacceptable. Besides being unsanitary and an eye sore to your neighbors, it is smelly and attracts cockroaches, rats, birds, bugs and other vermin.

Leaving trash outside your door can also promote health issues as bacteria grows in the old food and such while the outside heat bakes the trash bag.

Please promptly dispose of your trash in the dumpsters. Owners can incur \$50 fines for non-compliance.



PETS AT RYCROFT



We love seeing our owner's family pets on and around the property, those wagging tails, Cheshire cat smiles and even the singing of parakeets makes everyone's day! However please remember that all pet owners must abide by our House Rules

- Pets must be confined to the owner's unit and must not be allowed to roam free and may not be tied unattended in any common area.
- Pets in transit are to be carried, restrained by a leash or placed in an animal carrier.
- Persons who walk pets are responsible for immediately cleaning up after their animals, and for discarding securely bagged pet droppings in the designated trash areas appropriate containers.
- If your animal urinates/defecates by accident on the property (it happens!), please promptly clean up their mess.

Rycroft Terrace is a pet-friendly community but our House Rules must be followed to keep it as such.



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