

RYCROFT TERRACE Newsletter

February 2018

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 lots, laundry rooms, mail box area, or by pond.
- You are not allowed to smoke within 20 feet of any door or window
- Hawaiian 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) – Hawaiian State Law, HRS 328J and 328-J-3



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



Don't forget to register and to take care of your Pet

If you have a (new) Pet, please register your pet.

The registration form is on our Website :

www.RycroftTerrace.com under "Governance" for your download.

Or please ask the Site Manager Gwen for a hard copy.

No Pet shall be allowed to become a nuisance or create any unreasonable disturbance.

For Example:

- Pets who continuously bark for thirty (30) minutes or more
- Pets need to be under control on a short hand-held leash or a pet carrier on **all common areas**
- Pets that relieve themselves in elevators, on walls, or floors of common elements (**please clean it up !**)
- All pets must be on a flea and tick prevention program

Landscaping – Grass

Our grassy areas on Kaheka street side – (side gate) had major problems with erosions in 2017.

That was the reason why we had to spend \$2,872 to fill in dirt, and place new grass on top to avoid future erosions, and to hold the cement slab in place.

We would like to ask you **not** to use this area for your smoking breaks, or to use it as a short cut to go to the sidewalk or dumpster area.

Renovations and Alterations

Any renovation / alteration in your unit requires mandatory board approval.

You need to fill in a request form, which is available on our website under Governance. And send all details, specifications, plans, photos, permits if necessary, contractors name and license # to the Site Manager and /or Thomas Heiden to seek board approval before you can start the work.

Site Manager Gwen Ishizu call Office 945-0756 , or Cell 723-4355, or

email : rycroftterracemgr@gmail.com

Hawaiiana Management: Thomas Heiden call 593-6860, or email : thomash@hmcmt.com

Spectrum Bulk Contract

It seems that there is some confusion to understand the process of the Bulk Contract.

The Board of Directors is always searching and exploring options to save money. In this case, the Association mailed out a letter to all owners to vote to have a bulk contract for Rycroft Terrace (all units) for TV and Internet for a monthly payment of \$45.12 per unit.

The majority of owners (over 60%) voted yes. Therefore the Board signed a contract starting March 1, 2018 with Spectrum to have Digital TV and fastest Internet Ultra (300 mb). This means, that every owner/unit is included in this contract, and will be charged a monthly fee of \$45.12 additional with the maintenance fees.

Spectrum technicians will be working around Rycroft Terrace to make wiring upgrades to provide all units with the best quality to receive Digital TV and the fastest Internet service.

No

Please don't put your foot against the walls.

No



You maybe think it looks cool, but this creates unnecessary work for our maintenance team, and will cost the association (all owners) more money.



Thank you for your understanding !



We are renovating the Rec Room

New Flooring and a little surprise

Start preparing for your next party or family get together

Our room is available for **\$50 for 4 hours** incl. A/C and kitchen

