

We still have owners who are not flattening out the boxes

What items are **Recyclable**: PET bottles, all cans, all plastic containers, all aluminum items, normal paper (not glossy), newspapers, pizza boxes, cardboard boxes **flattened out or cut up** etc. (see the list on the bulletin board), all these items belong into the recycling dumpster.



Pool and Pool Deck

Summer is here and we are all happy to use the Pool. Don't forget to read and comply with the **Pool Rules**, which are posted on the wall by the pool deck.

Important: children must be accompanied by adults

When you use the furniture or umbrellas, before you leave, please put the furniture back in place, close and tie the umbrellas. When you use the table, please wipe it down afterwards.



Pond Update

The Pond will be professionally drained and cleaned on August 13/14, 2018. Furthermore, a new filter system and pump with UV lights will be installed to help the pond to stay clear and clean, and filter out the algae and reduce/minimize the regrows of new algae.

Our Maintenance Team....

Is trimming all the hedges, bushes and smaller trees to get them healthier and fuller. All the ground floor walkways are being power washed.

The upper concrete hallways are being swept, and the interior hallways are being vacuumed on a weekly basis.



Visit our website for newsletters, info, forms, governing documents, and for any input click on "contact us". www.rycroftterrace.com

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

Important !

Please be advised that it is very clear in our Governing Documents, that ALL our units at Rycroft Terrace **have to be 100% Owner Occupied until the end of 2024.**

1. **NO Rentals allowed !**
2. **NO Air BnB allowed !**
3. If you have financial problems, please contact HCDA and ask for their help.
4. If you want to sell your unit, you **MUST** contact HCDA. [\(808\) 594-0300](tel:8085940300)
5. If you want to switch your unit for a bigger unit at Rycroft Terrace, you Need to contact HCDA.

Please be advised, that we have to follow our Governing Documents, follow the Rules from HDCA, and follow the Kaka'ako and Ala Moana District 11 Neighborhood Rules.

When you bought your unit at Rycroft Terrace, when you signed all documents, we ALL confirmed that we will respect, comply and honor these rules.

If you know of any rentals in our building, please contact Thomas Heiden (in confidence) and let him know. We need to make sure that Rycroft Terrace does not violate any of these Rules. Otherwise HCDA can take legal actions against us.

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

Renovations

- Please make sure, that you first get Board approval for any kind of Unit renovation / alteration.
- Please make sure that your contractor, hauls away any kind of debris from your renovation.
- Please make sure that your contractor keeps the hallways and elevator clean.
- Please make sure that the noisy work doesn't start before 8am and stops at 5pm
- Maybe inform your immediate neighbors about your renovation / noise.

Water Leak

Step 1 : If you are detecting a water leak, call immediately a licensed plumber to find the source of the leak, and check with your neighbors if they have a leak too. And inform Gwen the Site Manager. Let the plumber do the repairs immediately, and ask for the invoice with report of the leaking source. The plumber will determine if it is a common element (*paid by the Association*), or if it is a an element that services only your unit (*paid by the owner*).

Step 2 : Insurance – the Association maintains insurance to cover the cost of damages **only** to the common elements of the building and to portions of your apartment. Owners need to purchase and maintain a home owner's insurance policy (HO-6). This type of policy will help with liability coverage to cover damages or injuries caused by failure of fixtures and appliances in your apartment, or by the action of residents and guests. These are expenses **not covered** by the Association's insurance policy.