



# HOLOMUA



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holomuacondo.com

## SECURITY & YOUR SAFETY

Residents have voiced concerns regarding the homeless roaming the neighborhood. Fear for their safety and threats to their personal property have resulted in the Board pursuing additional measures. The two concrete benches fronting the building were removed. Planters will be positioned on the slab to further deter homeless from gathering in that area.

Security personnel now provide additional coverage on Sundays during the daytime. If you have a concern, you can always contact Alert security: (808) 342-0962 when the guard is onsite at Holomua OR (808) 536-3372 when no guard is on duty. Always call 911 if it is an emergency.

Installed fencing at the side and back of the property has made a significant difference. Numerous shade trees were also cut down and high intensity lights illuminate throughout the night making the back area less appealing. Illegal activity has ceased and individuals no longer toilet on those sides of the property.

Another security measure being pursued is installing a garage roll-up gate. However, due to the onerous City's permitting rules, the process has been moving very slowly. Many more steps need to be addressed and it is uncertain whether we will be successful. Other considerations: installing a call box to allow guests to open the gate to access guest parking, additional fob programming, erecting a pedestrian gate from the guest parking area to the lobby, and adding more electrical lines to power equipment.

You can help keep Holomua safe by NEVER allowing anyone that you don't know to follow you into the building. Report any concerns to the site manager. We are continually looking for ways to make living at Holomua more secure for you.



## NEW SITE MANAGER FOR HOLOMUA

Holomua has had its share of resident/site managers since its opening in 2013. The first two were full-time resident managers who were each with us for two years. Since then, we have had six part-time site managers who stayed for an average of 6-8 months. As the building aged, maintenance issues started cropping up, so the board asked our last site manager if he was willing to work full-time. This was also a measure taken to entice him to stay on as we had been told by our Hawaiiana executive manager, Al Cloutier, and IFS (Aaron's employer) that there was a shortage of managers.

Enter manager number eleven, AARON BRAITHWAITE. You have probably come across this enthusiastic, smiley, warm, person who has made it a point to meet as many residents as possible since starting this job on September 25. Aaron comes with a wealth of job experience. He has worked in landscaping and maintenance, facilities maintenance, assistant manager, and projects and operations manager. Though some of the jobs have been short in duration, he explained that his whole purpose was to gain as much experience as he could to reach his ultimate goal: becoming a property manager.

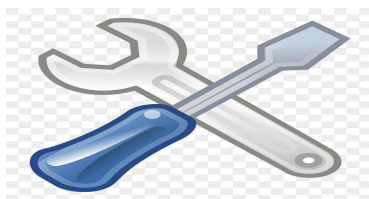
As far as his personal background, Aaron was born in Honolulu and left to be with his mother and stepfather in Kauai from ages 11-18. He graduated from Waimea High School in 1997, and was part of the Youth Training Program in Landscaping and Graphic Arts and Design at

Kauai Community College. He then moved back to Honolulu to seek job opportunities. As he mentioned in his resume, he is a “hands-on, driven, quality focused individual with proven abilities to coordinate, lead and complete projects.”

Our site manager has two children, 9 year old daughter Aaryn-Chris, and 10 year old son Amryn-Cash. His partner, Lina Tsui is a managing surgical assistant at OMFSA (Oral Maxillofacial Surgical Associates). They have been together since 2018 and says she is a big part of his life and gives him the balance he needs. Together with his children, they enjoy the beach, hiking, diving, and attending New Hope Windward Church on Sundays.

He enjoys working with JP and said that they work together well to come up with solutions. In the short time that he’s been here, they have removed the benches upfront to deter the homeless from sleeping on them, completed the tree pruning by using an associate’s truck and equipment (saving us money), taken care of water leaks, restriped the driveway and loading areas, and continues to pursue work on the roll-up gate.

As a board, we appreciate that he comes not only with knowledge on maintenance and facility operations, but also understands tight schedules and budgets. An additional asset is he is Mr. **ALOHA**, always willing to help people out and always with a happy face.



### **PREVENTION**

Being proactive begins with knowing what to look for within your unit to avoid costly and high risk damage and repairs. Listed below are some items with locations to examine. Address troublesome symptoms

immediately. Please feel free to stop by the Holomua site manager’s office if you have any questions.

#### **Living Room / Bedroom:**

- AC drain line - Excessive condensation and dripping,
- Wall Plugs/Outlets (and all other areas in unit) – cracked/missing outlet covers, discolored plug inlets.

#### **Kitchen:**

- Refrigerator - overpacked freezer, water line for those who have water/ice maker. Each unit has its own designated water hookup for the refrigerator located on the bottom wall behind the fridge.
- **HOT/COLD** Water valves (located under the sink) - corrosion around valves / water dripping from valves.
- **HOT/COLD** Water supply lines (located under sink) - dripping water from faucets and hoses / rust.
- Garbage disposal - corrosion at bottom, dripping from bottom.

#### **Bathroom:**

- Shower & Toilet - dripping water from shower head/faucet. Toilet wax ring – water around base of toilet
- Sink/Basin - dripping water from faucet.
- **HOT/COLD** Water valves (located under sink) - corrosion around valves / water dripping from valves.
- **HOT/COLD** Water supply lines (located under sink) - dripping water from hoses / rust.
- Exhaust Fan (located on ceiling) - dust/lint

#### **Washer-Dryer Area/Water Heater:**

- Water supply hoses - secured properly, not dripping or corroded.
- Dryer - clean lint catcher (in dryer).
- Washer /dryer closet- upkeep of closet, removing lint and dust settlement.