



HOLOMUA NEWSLETTER

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www.holomuacondo.com

Upcoming Painting Project

We have firmed up plans to paint our 24-story building! Mike Shaw of Total Class Solutions has been selected as project manager, overseeing the completion of all work from beginning to end. Statewide Painting is responsible to paint all exterior concrete walls, ceilings and slab edges using an upgraded elastomeric paint. Lanai floor will also be repainted to preserve its integrity. The entire building should be painted within 90 days, beginning in late September, barring no inclement weather. Working hours will be M-F 8am to 4pm, except holidays. FAQs will be shared periodically. A schedule will be posted to keep residents informed on the work to be performed and the location affected. You will be given adequate time to prepare your area before the work begins. As an example, you will be notified when to remove ALL items on your lanai: plants, patio furniture, boxes, shoes and slippers. **Please note that any lanai flooring such as artificial grass, tile, grates, mats, exterior paint, or vinyl installed by the unit's owner must be totally removed and restored back to its original condition** since a waterproof coating will be applied. Owners will be charged if contractors must remove existing materials.

Before the actual painting begins, heavy equipment will be used to correct spalling at most areas. (Spalling, due to the seepage of water and/or salt entering concrete over time, causes the surface to peel, pop out, or flake off. If left unattended, the concrete will further deteriorate.) Unfortunately, be prepared for the noise generated. It will be problematic for everyone.

While the building was not anticipated to be painted for at least another 4+ years, water infiltration during heavy rains occurred that became problematic. The Board scrutinized several painting bids before selecting Statewide. They were mindfully aware of the costs involved versus actual needs. \$350,000 has been budgeted for this project. In advance, we appreciate everyone's understanding and cooperation.



SAFETY AND PREVENTION

A homeowner who was cooking over the stove found that his kitchen was quickly filling with fumes. He opened his front door to vent the thick-forming smoke. This resulted in the hallway becoming hazy and the building smoke alarm was triggered. Residents were inconvenienced and forced to evacuate the building during this fiasco. Luckily, no fire or mishap occurred in the homeowner's kitchen.

How could this scenario have been prevented? Always be attentive when cooking. Never use oils that, when over-heated, will smoke. When broiling or grilling, monitor fats or grease. **Never** open your front door to vent smoke. If necessary, direct any smoke or vapor to exit through your lanai door by hand fanning or using an electric fan. Keep a standard fire extinguisher in an accessible spot so that all family members know the location. Have fun cooking but be careful and stay alert - - and be courteous of your neighbors.

Loading Zone

When you are a passenger being dropped off in front of the building, please advise your driver to pull over close to the brick wall (Pho Tri building). This will force you to walk a little farther to get to the lobby entrance ... but it provides a wider clearance for cars exiting the garage trying to reach the driveway. Otherwise, by stopping right in front of the lobby area, you prevent exiting cars from proceeding out. Let's all be kind to our neighbors and do the right thing.

NO Smoking!

Reminder that smoking is NOT permitted in all common areas (unit lanai, garage, elevators, lobby entrance, stairwells, hallways and corridors). This applies to cigarettes, tobacco, and e-cigarettes.

Are You Prepared?

Have you ever been burglarized or had an appliance go haywire unexpectedly causing damage to your unit or your neighbors while living at Holomua? Well count yourself lucky if your answer was “No”. Recently several residents experienced water damage to their unit that resulted in ruined carpet, soggy drywall, and loss of personal property. Some even had to take up lodging at a nearby hotel for several weeks while their unit was uninhabitable. For a few, this experience was bewildering. They had no idea who to call or what to do since they had never encountered damage to their dwelling caused by someone else.

What does every owner need to know? Holomua AOA requires every unit to have a current HO6 homeowners policy. Make sure your insurance policy is up to date and provides you with the appropriate level of coverage. Providing proof of renewal to Insurance Associates *annually* consisting of either the declarations page of your policy or a certificate of insurance is mandatory.

What does your homeowners policy cover? Damage to the interior of your unit (appliances, cabinets, permanent fixtures, etc.) can be repaired or replaced. Personal property such as electronics, furniture, clothing, jewelry may be replaced if stolen or damaged. A guest accidentally hurt in your home when you're at fault can have his medical bills covered. Accommodations may be provided if you can't live in your condo due to damages. Take the time to understand the level of coverage your insurance policy affords.

Immediately contact your insurance agent to inform them of your incident so they can determine whether it is covered under your policy. They will assist you in making necessary repairs or suggesting corrective action. Notify Philip Yee, Holomua Site Manager, of the event so he can conduct any necessary follow up. This also applies to break-ins or vandalism affecting your automobile in the garage.

(A master policy provided by Holomua AOA will cover damages to the building, grounds, elevator, roof, hallways, and common areas. The cost of this HOA coverage is shared by all condo owners and assessed in your monthly HOA fees. Those who rent are strongly advised to check into Renters Insurance to protect their personal assets and contents.)



ALTERATIONS

Living in a condominium requires owners to follow certain rules. It is very different than living in your own house where you can have Aunt Julie and her 4 poodles move in or install a 6-foot Jacuzzi hot tub. Holomua Project Rules, Section L states that no alterations can be made until the owner has properly submitted a written request using form “Application for Design Approval”. The Design Committee and the Board of Directors must review and approve the application prior to any action taking place. Examples of alterations requiring prior approval include: replacing carpet or installing vinyl flooring, applying a window tint, replacing cabinets, showers, countertops, or air conditioners. The Board may require the removal or correction of any work that (a) was not authorized or (b) may adversely affect the Common Areas, the exterior of the Project or the rights of any other Occupant. Be familiar with our Project Rules. It can be found with other important documents at www.holomuacondo.com

Note: We are always looking for volunteers to assist on Holomua's Design Committee. Please see the Site Manager for additional information.

Trash & Security

If you are a night owl or an early riser, you may have noticed that the trash door in the parking garage is now being locked between the hours of 10:00pm and 6:00 am. by security personnel. Despite not having access to the two bins during these hours, the trash chute will still be available (no large cardboard boxes, please). This is due to an earlier incident involving an unauthorized individual(s) entering the trash room and rummaging through discarded trash. Motorists who drove by were faced with papers, garbage, spoiled foods, personal items, and miscellaneous objects spread out over the garage pavement. In order to prevent this from happening again, as well as minimizing your trash from being searched through, proactive measures were taken. For those who may be inconvenienced by the limited access hours to the trash room, we apologize.