

# The Windsor Waikiki

## NEWSLETTER

March 2017

### Waterfall Pumps Replaced

Over the last couple months the 2 main pumps that produces the beautiful water falls in the front entryway has been broken and not easy to find replacements for, as they were the original pumps that were installed in the hotel years ago. but you might have noticed that it's been fixed and water is flowing even stronger than before. The residence and fish alike are really enjoying the waterfall again.

### Landscaping Improvements

We are also in the process of replacing 10 Fish Tail trees along the side entryway. These trees have been dead or dying for the last year or two and landscapers came out and removed them in December. We are working with a local nursery to find replacements and they should soon be in place. Keep your eyes open!

### New Board Members

We would like to welcome some of our new board members voted in at the last annual meeting. We want to thank you for volunteering your expertise and time to help maintain and grow The Windsor.

Nathalie Champion      3 Years  
Patrick Fitzgerald      3 Years  
Gary Jung                2 Years

Special thanks to our Resident Manager  
Tobey and his hard working staff

The Windsor Waikiki

(808) 942-9109

Windsor@Hawaii.rr.com  
<http://thewindsorwaikiki.com>

### Building Wide Smoking Ban is now in effect - March 10th 2017

At our 2015 annual homeowners association meeting held on the roof, it was brought to our attention that there were issues with people smoking in the building. A motion to ban smoking totally at the Windsor was initiated and we sent out notices and voting forms to all the homeowners and put it to vote. After the required 1 year long wait for all votes to be tallied, the Windsor homeowners have voted and the required majority to **Ban Smoking in the entire Windsor and ALL common areas** was reached. This is to include e-cigarette, tobacco or medical marijuana. The new Amendment was sent out recently and all homeowners should have received it by now. The board has the authority to adopt House Rules of these new By Laws.

### New Anti Skid Coating Applied to Front Entry Way

Our maintenance crew has started the application of an anti-skid coating over the front driveway and has completed the front entryway near the koi pond. This will assist our guests and residences to avoid painful and costly slips or falls in the wet conditions.

### Personal Items in the Common Areas

As a reminder no items of personal property belonging to residence or their guest shall be left, parked or allowed to stand in any part of the Common Area. Items left in violation will be removed at the owners risk and expense.

### Garbage Disposable Concerns in your Kitchen

Over the last couple of months we have experienced several backups of our Disposal system, so we would like to remind you to make sure you are properly disposing your waist in the kitchen. **We ask that you STOP using the garbage disposal in your sink to grind up food waste and only use it as a bare minimum.** If you have any food waste we ask that you throw it in your kitchen garbage and properly dispose of it in the trash chute. This will minimize any buildup in the drainage pipes of cooking oil, rice, vegetables and things that you would commonly think that the disposal could handle. This buildup over months and years causes your neighbors to experience backups and costly water damage. Please be kind to the pipes and your neighbors.

### Monthly Pest Treatment Available

Every month, on the first Wednesday, we have Terminix come out to the Windsor and apply a treatment to the sink area of the units. This helps control some of the past that are fairly common in Hawaii. If you would like to have your unit treated make sure that you see Nancy at the front desk and she will put your residence on a list so that when Terminix comes out for their monthly treatment, we can have your residents protected. If you are not going to be home she can arrange staff to gain entrance while you are away.

## Insurance Deductibles going UP

Because of the number of backups of our drainage system due to improperly disposing of food waste and years of build up, and claims against The Windsor, **our insurance deductibles have increased from \$5,000 to \$10,000 per incident.**

## Roof Exhaust Fan Replaced

If any of you like myself enjoy a nice Barbecue on the roof you will now notice the exhaust fan has been replaced. Several residents were complaining that it sounded like a jet engine. The bearings of the old fan were worn out and quite loud and noisy. Thanks for your input and to our resident manager for this needed upgrade.

## Are your Toilet seals OK??

Recently one of our residents experienced toilet issues that caused the water not to shut off and overflow causing damage to his unit and the unit below. We would like to remind you that it's been approximately 12 years since the units have been refurbished and it's a very good time to check your toilet and make sure the rubber seals are not deteriorated. Please inspect your toilet so that you don't experience very costly problems.

## Help the Front Desk

Especially to those new tenants or owners please help the efficiency of the front desk by registering your information. At times we find that we are the last to receive notice of any changes. This is most often, when it comes to phone numbers or email addresses. It takes but a short moment to let the front office know of any changes, whether of a deletion or addition, and saves the office valuable time.

## Building wide Solvent Drainage system Clean out UPDATE

We are currently in the process of cleaning out all of the main drainage stacks of the solvent drainage system. This is the main drainage system for all the grey water which comes from the kitchens and the laundry. Over the last 12 years there has been a slow buildup inside these drains and some of the units have been experiencing backups. We are currently working with our contractor Roto-Rooter to do a building-wide drainage clean out.



At the start of this project we ran into some difficulties and are currently re-evaluating the process and the board will decide along with the contractor what the proper procedures will be. Over the last couple of weeks we have been working with Roto Rooter to remove and clean out several of the Aerators on several floors. There is significant build up in these aerators from years of food waste and laundry lint. We ask you to minimize use of the garbage disposal system for disposing of food waste.

## Bicycle Room Cleanout

Attention bicycle owners, for the last month we have had a notice in the elevator reminding bicycle owner to make sure that your bicycle is properly registered with the front desk and that your bicycle has a registration sticker on it. Maintenance crew is going to be going through the bicycle room and clearing out all unregistered and abandon bikes. So please register your bike, apply the sticker and avoid your bicycle from being confiscated.

## House Rules Reminder - being courteous to others



We need to remind ALL residents that when traveling through the common areas like the lobby and the elevators, **guests are required to wear T-shirts and proper footwear.**

We would also like to remind those residents who are enjoying using the three barbecue areas here at the Windsor that when you are done cooking your food that you take a moment and use the wire brushes provided at each location to clean off the excess on the grill and to leave it in a good condition for the next person to use the grill.



As a courtesy to some of the residents that are near the pool, we would like to remind you to try and **keep the noise level to a minimum** so that we don't bother those residents and the neighbors who live adjacent to the pool area.