



LALEA AT HAWAII KAI

JUNE 2024 NEWSLETTER

PAINTING PROJECT BEGINS! Important Reminders:

We are requesting your full cooperation and immediate attention in preparing the exterior of your unit for the painters' arrival to your building.

- Those units with air conditioners may want to check the condition of your boxes for wood rot. If it needs to be replaced, please contact Royce at the Manager's Office.
- All potted plants must be moved away from the building, allowing a 6-foot clearance for scaffolding.
- Potted plants may be placed along your courtyard fencing however, an area must be cleared to allow for a ladder to be placed enabling the painters' accessibility to your unit's exterior.
- Owners are responsible to trim tree branches that may be touching the building providing a 3' clearance.
- If your car is within the vicinity of a building being painted, we ask that you take precautionary measures to relocate your vehicle to avoid the potential of airborne overspray.
- A unit not prepped will result in it being skipped over. The Board encourages your assistance in prepping your unit properly to avoid any charges for the painting crew to remobilize. Any costs associated with such delays, will be passed on to the causative owner.

4th of July Reminder:

**Fireworks are
NOT ALLOWED
on or within Lalea.**

House Rules J.3 states:

Fireworks are prohibited. No fireworks of any kind shall be ignited or used anywhere in the Project at any time. (Includes poppers/snappers, sparklers, etc.)

Violations of this rule may impose an automatic fine of \$50. (House Rules L.3b)

Aloha!

The Lalea Board of Directors welcomes all new owners and residents. The Board continues to work hard to ensure that the property is well maintained and House Rules are enforced. Your concerns or suggestions requiring Board action are welcomed and can be submitted in writing one week prior to the Board meetings, by sending to our Property Manager by email to Cindy@Touchstoneproperties-hawaii.com. All maintenance and/or operational concerns are handled by the Site Manager by calling (808) 394-0044 or by email at -

laleasitemanager@gmail.com

Meetings are generally held every 2nd Tuesday of the month, beginning at 7:00 p.m.

~ Lalea at Hawaii Kai

Unit Renovation Work

For owners wanting to renovate and remodel their units, be reminded that in accordance with House Rules, all alteration/renovation work starts with submitting an Application for Approval of Alterations and/or Additions. The form can be obtained through the Site Manager or through Lalea's website. Please make sure proper procedures and work is done so as not to put your neighbors and building at risk.



Shutting off the Water to Your Unit

Residents should only use the water shutoff valve/knob within their unit located above their water heater. In case of **EMERGENCY ONLY**, the site manager and building occupants must be notified prior to shutoff of the master building valve located on the driveway outside the building.



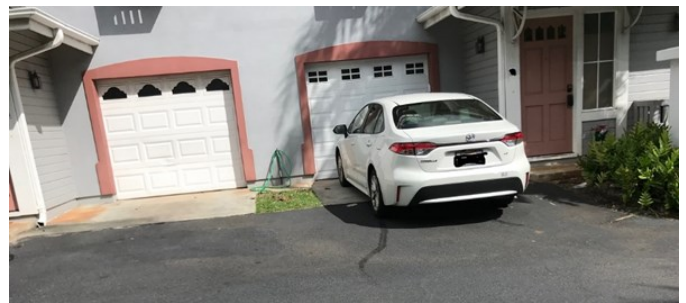
Trash Bins

PLEASE...be considerate and **DO NOT** toss large and/or unusually heavy items, and hazardous liquids into the trash bins. It can lead to damaging the bottom of the bins. Recently large TV's, weights/dumbbells, and paint were found in the dumpsters. New dumpsters cost over \$2,000 each to replace and Lalea has 22 bins total on the property. Also, please break down any cardboard boxes so as not to take up space in the bins. Certain areas within the projects get filled up faster than other areas. A little common sense and courtesy goes a long way for everyone.



Parking

Residents shall park **ONLY** in their garage (if any) or the **numbered** parking stall(s) assigned to each owner. The area in front of a garage that isn't numbered is **NOT** considered a parking stall. Violators of parking regulations shall have their vehicles towed away at their own risk and expense. Towing also applies to vehicles not parked within marked/numbered stalls including the Fire Lanes and next to their units.



Lalea Site Manager

Site Manager Royce Makaea can be reached for all property related issues and emergencies at (808) 670-4830 or laleasitemanager@gmail.com.

His office hours are:

Monday, Tuesday, Thursday and Friday

8am - 4pm

Wednesday & Saturday

8am - 12noon

Sunday - OFF



NO SOLICITING
Report any violations to the Site Manager