



# IMPORTANT NOTICE

## LALEA AT HAWAII KAI

### Painting Project / Carpentry Repairs

March 8, 2024

Dear Owner/Resident, Lalea at Hawaii Kai:

The Board of Directors is pleased to announce that the painting project for all 4 phases of the property has been scheduled. The Board has selected Emerald Painting as the contractor for painting and carpentry repairs.

Carpentry repairs to Phase One will begin mid-March with painting expected to start on or around Monday, May 13, 2024 (subject to change based upon weather delays). Work hours are from 8:00 a.m. to 4:00 p.m., Monday through Friday. **The contractors will post notices prior to starting work on your building.** Your assistance and cooperation are required to prepare your unit which will minimize any inconveniences and ensure successful completion of this project. Please assist us with the following:

- ◆ You will be required to remove all personal property from your entrance, lanai and yard area to include any items hanging from the ceiling and attached to the walls. This will facilitate carpentry repairs and allow the contractor to paint all existing surfaces.
- ◆ On the first day of painting for each building, the building will be power washed. It is critical that you close all windows and doors.
- ◆ Please keep your garage doors closed while the contractors are working on your building.
- ◆ Do not park in your driveway or near the building while work is in progress. This is to protect your vehicle from damage.
- ◆ Your unit entry doors will be painted (excluding metal screen doors).
- ◆ The landscapers will trim back any necessary landscaping in the common areas away from your building to accommodate the work. Within the private yard areas (limited common area), residents will be required to trim back any hedges, trees, or other landscaping away from the building. Please have all plants or trees in your yard area trimmed back at least two feet from the building.

- ◆ When the painting work begins, the contractor will be covering the windows of the building being worked on with protective material. It is strongly recommended that you close your windows and doors during the day to prevent dust and odors from entering your unit.
- ◆ We strongly recommend you keep children and pets inside your unit whenever the contractor is working on your building. Potentially dangerous equipment, tools, and moving vehicles will be operated during normal working hours. Contractors will be regularly entering your yard area.

Questions regarding the preparation of your unit should be addressed to Site Manager Royce Makaea at (808) 394-0044 or by e-mail [laleasitemanager@gmail.com](mailto:laleasitemanager@gmail.com) or to our Property Manager Cindy Kuhlman Low at [Cindy@Touchstoneproperties-hawaii.com](mailto:Cindy@Touchstoneproperties-hawaii.com).

Mahalo for your kokua and cooperation.

TOUCHSTONE PROPERTIES, LTD.  
As Agent for AOA Lalea at Hawaii Kai

Cindy Kuhlman Low  
Property Manager

cc: Board of Directors  
Site Manager