



**ATTENTION UNITS 227 – 290
PLEASE NOTE DATE CHANGE
TO FRIDAY, SEPTEMBER 27TH**

Notice of Annual Termite Inspection

August 22, 2024 **REVISED SEPTEMBER 10, 2024**

Dear Owners and Residents, Lalea at Hawaii Kai:

The Board of Directors has contracted with Certified Pest Management (CPM) to inspect the inside of ground floor units and garages, inside the garages of the upstairs apartments, and the exterior of each building for the presence of any termite activity. **All ground floor apartments and garages must be accessible for inspection as required by the Lalea at Hawaii Kai House Rules.** Upstairs apartments or upstairs portions of apartments will not be inspected. Your cooperation in assisting the Board and management is required. This preventative measure can catch an infestation in its early stages and allow for the quick elimination to avoid major structural damage.

Day	Date	Units	Time Frame
Tuesday	September 17, 2024	Units 1 - 75	8:00 am - 1:00 pm
Wednesday	September 18, 2024	Units 76 - 151	8:00 am - 1:00 pm
Thursday	September 19, 2024	Units 152 - 226	8:00 am - 1:00 pm
Friday	September 27, 2024	Units 227 - 290	8:00 am - 1:00 pm

IMPORTANT REMINDERS:

- The Association is covering the cost of the initial inspection dates above and one designated make-up date. If Certified Pest must return to the property to conduct your unit inspection thereafter, owner will be responsible for the inspection cost which will be due directly to the contractor. (Approximately \$100).
- If inspector arrives and your area is not prepared as required for inspection, your unit will be skipped. The inspectors must move forward in order to complete inspections during the allotted time frames and to respect the time of those that are prepared. *Please see reverse side for details on how to prepare for inspections.*
- If you cannot be at home to provide access on your scheduled day, it is encouraged that you make arrangements in advance with a trusted person for entry. As a last resort, if you must reschedule contact Site Manager Royce to coordinate with CPM to schedule another date for your unit to be inspected.
- **Unit owner(s) will be assessed a fine if the inspection is not completed on assigned date or CPM's designated make-up day.** *See reverse side for fining schedule.*

Any questions, please contact Site Manager Royce Makaea at (808) 670-4830 or by e-mail laleasitemanager@gmail.com.

On behalf of the Board of Directors,

Cindy Kuhlman Low
Property Manager

ANNUAL UNIT TERMITE INSPECTION FINING SCHEDULE:

- If the unit is not inspected during the 2024 inspection dates being offered by Certified Pest Management. **Fine: \$100**
- If the inspection is not completed within one month of the assigned or make-up day. **Fine: \$200 + inspection cost**
- If the inspection is not completed within two months of the assigned or make-up day. **Fine: \$300 + inspection cost**
- If the inspection is not completed within three months of the assigned or make-up day and every month thereafter until completed. **Fine: \$300 per month plus inspection cost and any legal fees that may be associated with the enforcement of the Association's governing documents.**

HOW TO PREPARE

1. Move all potted plants and other items away from the exterior walls of your unit. Subterranean termites may enter along foundations. If foundations and walls are covered, we cannot see the mud tubing that indicates an infestation. Also, you may not notice the mud tubing should an infestation occur prior to our inspection.
2. Ground floor units ONLY: Remove items out of the cabinet under kitchen and bathroom sinks. *Upstairs units or upstairs portions of units will not be inspected.* Subterranean termites commonly enter through plumbing pipe penetrations through the slab. We may miss an infestation if areas under sink cabinets are full.
3. Provide access to ALL walls in garage so that the cold joint is visible (as illustrated below). This may require you to pull out shelving away from the wall and/or clearing items from beneath bottom shelving. This includes the garages of upstairs units. Subterranean termites commonly enter through construction joints between slabs and the foundation. If garage walls are covered, the mud tubing, which is indicative of infestation, is not visible.
4. Unlock doors to lanai storage closets and provide access to walls of lanai. Subterranean termites commonly enter the building through hidden construction joints.



Apartment/garage access is mandatory and will avoid owner liability for any damages resulting from termite infestation.