



honolulu park place

NEWSLETTER • SEPTEMBER 2016

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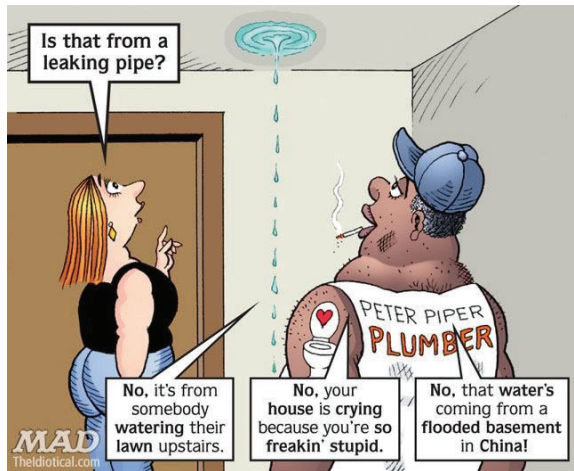
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Q: Why shouldn't you play poker with a plumber?

A: A good flush beats a full house every time.

Honolulu Park Place is now twenty-five years old and is showing its age according to **Garry Belen**, our general manager. He says that his staff has to spend more and more time taking care of plumbing leaks than ever before and he is seeing more damage, mold and cracked toilets as time goes on.

I myself did not know that my toilet was leaking until it was reported to security by the residents of the apartment below me. There was no visible water on my floor so I was blissfully unaware of any damage to the apartment below.

It turned out that the wax seal of the toilet needed to be replaced! What I learned was that the wax seal or ring provides a soft, pliable seal between the toilet and the flange, which sits atop the drainpipe. It creates an airtight seal that forces water and waste from the toilet directly into the drain.

Further, I found out that if the toilet is removed for any reason, the wax seal must be replaced. If you are doing any remodeling, for example, and the toilet is removed to install tile on the bathroom wall, as I did in my condo, the wax seal must be replaced. The act of lifting the toilet, or even repositioning it slightly, can break apart the old ring.

The good news is that the replacement of the wax seal is not expensive. It should take a plumber no longer than one hour, and with the cost of the new wax seal, the job should not be more than \$130-150.

All of this is to remind everyone that the **HPP**

office needs to have a key to every apartment, so that they can go inside in case there is an emergency (like if there is a plumbing leak).

The security staff will always call you first to ask your permission to enter.

By Katherine Crosier, Newsletter Editor

Traffic ticket?

Long-time HPP resident, **Eric Hill**, wrote that people exiting the building by turning left out of the driveway onto Nuuanu Avenue, were at risk for being ticketed for crossing a double yellow line.

"Wha-a-at? I have turned left out of the building for years!"

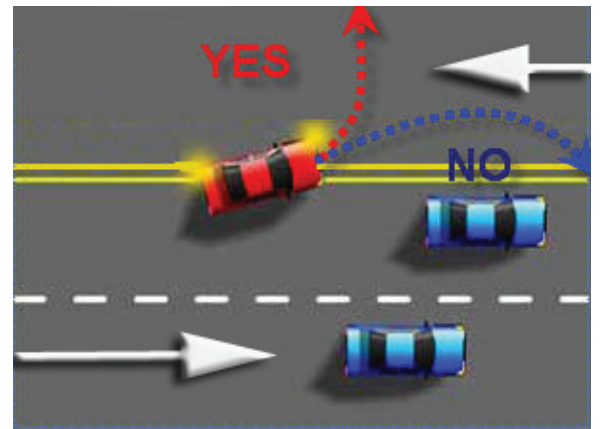
Apparently a local policeman thought the turn was illegal, and one of our residents got a ticket for \$90.

Here is the Hawaii Revised Statute § 291C-38 on this matter:

(8) A double solid yellow line is used to indicate the separation between lanes of traffic moving in opposite directions. The crossing of a double solid yellow line by vehicular traffic is prohibited except when the crossing is part of a left turn movement.

So, the act of crossing the double yellow line in this situation was not illegal!

If you get a ticket for turning in or out of the driveway, and cross the double solid yellow line, you should contest it!



LED Lighting Project

Honolulu Park Place has embarked on a LED Lighting Project to replace over 2,300 CFLs and Fluorescent Tubes with LED lights. For safety and convenience the lights in our Parking Garage, Hallways, Stairwells and Common Lobby areas run 24 x 7 and consume about 13% of our total energy. With the LED bulbs installed and the final ones on order HPP will realize a savings of almost 50% in our lighting cost—that's over \$40,000 per year! The new LED lights are brighter, run cooler and will last much longer than the old bulbs. We appreciate all the hard work by Garry Belen, Walters Miranda and the HPP Maintenance Staff.

-Dennis Padlock

Trash Chute

Reminder: **the trash chute is for household trash only!** Someone recently threw a chair down the chute requiring \$\$\$\$ in repairs!

Contractor rubbish must be disposed of elsewhere, not down the chute.



"The homeowners donated this robot to help the Board with this year's budget."

Meet Your Neighbors

Scott Carter

Nutritionist-Dietitian-Ceramicist-Gardener

Scott Carter loves living at Honolulu Park Place. "I've lived here longer than anywhere else in my life. Having a well-equipped gym in the building makes regular exercise possible, and our central location makes negotiation of Honolulu's traffic less daunting."

Scott grew up and was schooled in Southern California, acquiring his early work experience in a medical center. He moved to Hawaii in 1987 to take a job in Hilo in Geriatric Nutrition, which has since become his specialty area. He is one of a few Nutritionists-Dietitians to be a Certified Specialist in Geriatric Nutrition. Scott provides consulting services to six skilled nursing, rehabilitation and assisted living facilities. "The biggest challenge for my clients is getting enough to eat. I make sure that everything is done to prevent unintended weight loss as this problem contributes hugely to functional decline and quality of life."

Scott is multi-talented and engages in several hobbies including growing vegetables, pottery, travel and physical fitness activities. How does one garden while living in a condominium? "Community gardens." Scott has maintained a garden at the Community Garden at Foster Community Garden since 1992. "Having a vegetable garden in the neighborhood is great. It's small enough to be manageable and large enough to grow plenty for myself as well as share with friends and neighbors."

Scott's pottery is inspired by Japanese functional service ware. "I use the potter's wheel to make the best functional shapes such as bowls and cups. Then I alter them to reflect favorite themes in nature such as lotus patterns, ocean motifs, and the feel of stone and natural fibers."

-Interview by Mimi Yoshikawa; Photo credit: Gary Everest

HPP Custodial Staff

John Lum



As Lead Custodian, **John Lum** ensures that custodians carry out their duties and specific assignments as designated by **Walters Miranda**, their supervisor. All of them meet daily with Walters at 8am, Monday through Friday, to receive assignments, instructions and information on projects.

The custodians are responsible for cleaning all areas of the building. On a daily basis, they clean the locker rooms, resident lounge, lobby, and club facilities including wiping down the machines in the gym. They may also be seen vacuuming the hallways and landing areas as well as the 8th floor and the floor areas of the pool and jacuzzi. Twice a week, they take turns cleaning the trash bins.

John takes pride in his work. He respects his supervisor and his fellow workers who have stayed on the job for several years. The only person leaving service in recent years was through retirement.

John enjoys bicycling and is active in church activities. He has lived in Hawaii all of his life—46 years. (Currently, John is working in the maintenance department.)

-Interview by Mimi Yoshikawa;

Photo credit: Gary Everest

Massage at HPP

Susan Lovinger phone **808-342-6402**.



Mondays and Wednesdays, 4 pm-9 pm;
Saturdays, Noon to 6 pm

By appointment only.
\$50/hour massage;
\$80/hour & half. Gift certificates are available.

Giving a Holiday Party?

or do you need to bring a dish to a potluck? Why not make your life easy and ask Chef Heidi at the HPP Café to help make a dish or two for your next party or potluck? You know that whatever she makes will be yummy—and you'll save yourself so much time and grief!

Phone Heidi at the HPP Cafe at 271-7052. Also ask about personal chef service, featuring off-the-menu customized meals.