



# honolulu park place

NEWSLETTER • AUGUST 2024

## High-Risk Components

# Inspections Update

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We wanted to update you on the High Risk Inspections that began on August 12, 2024, starting from the 40th floor. The inspections are part of our commitment to uphold the High-Risk Components Policy, approved on January 29, 2024, and will progress down the building, covering every unit.

Failing to accommodate your scheduled inspection not only disrupts this essential process but also leads to legal action. As stipulated in HRS §514B-157(a)(3) and Article VI, Section 6.a of our Bylaws, missed inspections will result in the assessment of attorney's fees and you will be responsible for the full cost to perform the inspection.

To view your inspection report, please contact the Administrative Office. They will provide a link for you to view and download your report.

To encourage timely repairs following the inspections, the Board will waive the \$50 Water Shutoff Fee for the next six months. This is an excellent opportunity to address any necessary plumbing repairs as outlined in your inspection report.

Thank you for your cooperation and understanding as we continue to enhance the safety and integrity of our Association.



## FAILED

### 2.1.1 Main Water Shut-off Devices SHUTOFF VALVE —INOPERABLE/FROZEN

At the time of the inspection found one or more shut off valves were not working properly. Recommend a licensed plumber further Inspect and Repair.

- a) Shutoff-Valve(s)
- b) Under bathroom and kitchen sinks (minimum 12" inches of clearance around drain pipes, supply lines, garbage disposal and shutoff-valves)
- c) Washer/Dryer area
- d) Electrical Sub-panel
- e) Lanai/Balcony area(s)
- f) Bedroom window(s)
- g) The following areas must be clear of any/all personal items so the INSPECTOR can test these components:

- ✓ Bath tub(s)
- ✓ Sink(s)
- ✓ Washing machine
- ✓ Dryer
- ✓ Dishwasher
- ✓ Toilet Tank/Bowl cover/lid(s)
- ✓ Electrical sub-panel
- ✓ Bathroom and kitchen GFCI outlet(s)



## Recycling 101

Honolulu Park Place has recycling bins on all the parking floors, and everyone is strongly encouraged to use them to help keep trash out of the landfill. Recycling reduces our need for new raw materials, conserves energy, creates new jobs, and reduces pollution.

**BUT ... We no longer pay a vendor to take away our recyclables!** It means that our maintenance staff has to sort and take away the contents of the bins to the recycling center, and we have discovered many unrecyclable items in the bins.

For example, **wine bottles are not recyclable!** Please do not place any wine bottles in the recycle bins. Instead throw them away with your regular, bagged trash.

Glass jars and ordinary metal cans are not recyclable.

**Newspapers should be thrown out** as well as magazines with your regular, bagged trash in the trash chute.

**Only plastic bottles and aluminum cans on which you pay a deposit** should be placed in the recycle bins. No plastic milk containers or milk cartons.

Please take care to put the recycled items in the correct bins! Our maintenance staff is having to spend much time sorting the items and removing those milk cartons and other unrecyclables.

And ... **no bed frames or furniture** of any kind in the trash chute! If you need to dispose of a large item, please contact the administrative office at (808) 546-1212 to be added to their list of items for bulky pickup/disposal. Your kokua is requested!

## Hurricane Insurance Update

We want to inform you about an important change in our Hurricane Insurance coverage. In the past, the Association's Property Insurance at HPP covered the full value of the building for hurricane-related damages. However, due to the increased frequency of global and national disasters and the rising costs associated with these events, our current Hurricane Insurance only covers a fraction of the building's replacement value.

Given this change, we strongly recommend that you review your Homeowners Policy and Hurricane Insurance with your insurance agent to ensure you understand the extent of your coverage.

Taking this step will help you prepare adequately and protect your property against potential hurricane damage.

**If you  
use the  
barbecue  
grills on the  
8th floor**



**Coming Soon...**

## A New Cafe!

Recently the HPP Board of Directors signed a lease agreement with HI Sky International, which will begin operations soon to provide breakfast, lunch and dinner in the Cafe area.

Sample breakfast menu items may include familiar staples as three-egg omelettes, eggs with a choice of Bacon, Honey ham, Spam, Teriyaki Vienna or Portuguese sausage with rice or potatoes, fried rice, Belgian waffles, açai bowls or pancakes.

Lunch may include loco moco, pork belly kimchee, garlic shrimp, poke bowls, chicken, steak, grilled salmon, seared ahi, fried noodles, or garlic fried rice.

Dinner will be set up as a course style dining on a reservation basis with only 2 seating times available, 5pm and 7pm every day of the week, for a Teppanyaki and Sushi experience. They plan on doing Hot Pot (Shabu Shabu) and Nabe style dining as well.

For residents that plan to host a BBQ in the recreation area the Cafe can prep meat and vegetables ready to cook with a week's notice. Choose from Shrimp & vegetables skewers Herb and garlic Lamb chops, BBQ Chicken, Kalbi short ribs, Chicken Wings, fish and homemade sauces for dipping.

A coffee stand in the lobby will offer a special Kona coffee blend, fresh sandwiches, bagels, and wraps, and will be open 8-12 every day.

**Watch for an announcement for an end of summer social!**