



honolulu park place

NEWSLETTER • NOVEMBER 2024

Let's Celebrate! HPP Holiday Party

Tuesday, Dec. 10, 2024
Free for HPP Registered Residents
Guests \$30 each

Two Serving Times
5:00-5:45 pm
5:45-6:30 pm

Choose Between Two Locations
HPP Club (Lobby Level)
8th Floor Long House (Limited Seating)

Buffet Menu

Green Salad / Rice / Pork Yakisoba
Teriyaki Chicken / Miso Salmon
Veggie Tempura / Namasu / Sumire Sushi
Key Lime Pie Bites
Okinawan Sweet Potato Pie Bites
White and Red Wine

Entertainment • Visit with Santa at 6 pm



Tickets Required

You must pick up a ticket from the HPP Office
Dec 2-9 Normal business hours 8:00-4:30.
Tickets available in lobby 4:30-6:00 pm weekdays only.

Many Volunteers are Needed to Help Serve Food

Please sign up in the HPP Admin Office
Pre-party Volunteer Orientation. Dec. 3 at 6:30 pm, HPP Club

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Dennis Padlock

VICE-PRESIDENT
Rick Baldwin

SECRETARY
Craig Williams

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You are cordially invited to get into the holiday spirit by attending the annual HPP Holiday Party!

IMPORTANT!

Pick up your tickets from the HPP office from **Dec. 2-9**. **LIMIT: One ticket per each full-time, registered resident.** A table will also be set up in the lobby from 4:30-6:00 pm on weekdays to distribute tickets. Sorry, no tickets can be delivered or held at Security. Guest meals are \$30 each.

In order to alleviate crowding, we will be having two serving hours: **5:00-5:45 and 5:45-6:30 pm** in two locations: the HPP Club and the 8th floor Long House. There will be two serving lines in the Club. The lobby doorway will be ONE WAY only — please exit through the lower level elevators by the locker rooms.

The food is being catered by Gyotaku and will be served buffet style, therefore **many volunteers are needed** to take tickets, serve food, and pour

wine. Sign up in the HPP Admin Office. There will be an orientation session for all volunteers on **Tuesday, Dec. 3 at 6:30 pm** in the HPP Club where you will receive your assignments.

We are excited to offer live music by Mokoli'i with musicians **Isaac Akuna, Wayne Shishido, and Nathaniel Stillman.**

We encourage you to stay and meet your neighbors! This year we have several stand-up cocktail tables on which to set down your drinks and food. Seating is limited on the 8th floor in the Long House so you are invited to use the *hales*.

Children under the age of 10 will receive a small gift from Santa, who will be stationed in the Lounge. *Come, let's party!*



High-Risk Inspections Results

On behalf of the Association, the Board sincerely thanks all residents for your cooperation and patience during the recent high-risk inspections. Your active participation has been essential in identifying issues that affect the integrity and safety of our building.

Inspection Overview

The comprehensive inspections have provided valuable data and insights into the condition of our building. A total of 13,806 items were inspected, with 3,310 identified as needing immediate attention. Key findings of “failed” items include:

Plumbing: 281 main shutoff valves and 516 other valves (sink and laundry). 373 issues with bathtubs/showers, toilets, garbage disposals, dishwashers, slow drains, sinks, and washing machines.



Electrical, Safety, and Ventilation: 55 electrical issues, 67 defective smoke detectors, 219 dirty bathroom ceiling vents and 164 window-related problems.

HVAC: 371 units showed problems with the Fan Coil Units. In general, the Fan Coil Units are the responsibility of the Association **EXCEPT** when required maintenance has not been performed. 79 units have neglected to perform the required Fan Coil Unit maintenance as specified in the Bylaws.

Lanais: The Board is currently reviewing all issues related to cracked tiles and spalling. These concerns will be addressed by the Association, rather than individual owners.

Important Reminder

All repairs for items listed as “failed” in your report must be completed by **May 6, 2025**. Please remember **plumbing, electrical, and HVAC repairs must be performed by qualified, licensed, and insured contractors** who are registered in the building. This ensures that all work meets the highest standards of quality and safety.

Need Assistance?

If you need help understanding your inspection report or arranging necessary repairs, please contact our administrative office in person or at 808-546-1212. We are here to support you every step of the way.

Together, we can ensure that Honolulu Park Place remains a safe and prestigious place to live. Thank you again for your continued cooperation and commitment to our community.

If you find any leaking in your unit, please notify Security immediately.



Mahalo, HPP Staff!

It is a tall order to keep a 40-story condominium with 437 units running smoothly. Yet in spite of the daily challenges, HPP’s employees work hard year-round to benefit all of us. We are fortunate to have responsible management and front-line workers performing invaluable roles in building operations, maintenance, front office administration and security.

To show your appreciation, please consider donating to the **HPP Staff Holiday Fund**. Donations are pooled and distributed in December. All staff members, including those who work behind the scenes or late-night shifts, will benefit from your generosity.

Deliver HPP Staff Holiday Fund donations, check or cash, to the front office. Checks should be made payable to “Honolulu Park Place” and Staff Holiday Fund listed on the check memo line. Each donation will be logged and a receipt provided.

Deadline: Dec. 9, 2024

