



honolulu park place

NEWSLETTER • JULY 2026

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The pool is now open!

The renovated pool opened on July 1 just in time for summer's elevated temperatures. Thank you to residents for your patience as this work progressed. In addition to the new tile surfacing around the entire deck, the pool renovation includes two new water jet systems for residents whose workout routine includes swimming laps. The renovation also includes new depth markings around the pool that are now required.

Residents have also likely noticed twenty dark brown *chaise longues* around the pool that perfectly compliment the color of the new tile. We all owe a debt of appreciation to resident **Carlos Gonzalez** who works for a cruise line which regularly replaces



their lounges. Carlos offered the lounges to General Manager **Walters Miranda** who readily accepted them once he saw their "like new" condition. Carlos and Walters have saved our Association many, many thousands of dollars.

***Thank you, Carlos
and Walt!***

What about the jacuzzi?

Work on the jacuzzi is continuing. The Board of Directors decided to remove the three round planters around the jacuzzi due to root intrusion through the concrete into the jacuzzi. Left unaddressed, this could have led to a much larger problem in future. The next steps involve tile layout and setting. We hope to have the jacuzzi up and running again in the next two months but as with all construction projects, unforeseen issues may push that completion date back.



High-Risk Components Inspection Follow-up

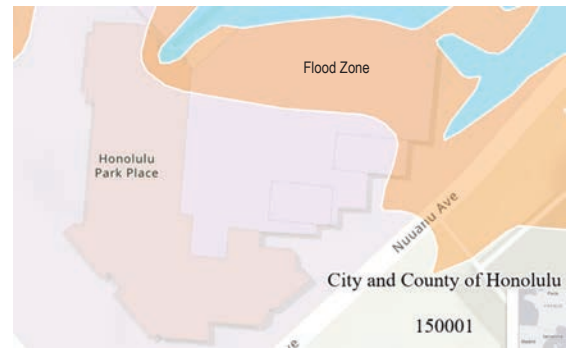
This is a friendly reminder that while all apartments have completed the required High-Risk Component Inspections, many have not yet addressed the necessary repairs outlined in their inspection reports.

Please be advised that completing these repairs is not optional. They are essential for ensuring the safety of all residents and protecting both lives and property. Non-compliance may result in enforcement action.



***Completing these repairs
is not optional.***

If repairs are not completed promptly, the Association of Apartment Owners (AOAO) will refer the matter to legal counsel. A formal compliance letter will be issued, and any legal expenses incurred will be the responsibility of the non-compliant owner. We strongly encourage all owners to take immediate steps to complete the required repairs. Your cooperation is vital to maintaining a safe, responsible, and compliant community.



Flood Insurance?

A very recent change by the Federal Emergency Management Agency (FEMA) has now placed a portion of Honolulu Park Place's property in a flood zone. In line with FEMA's change, mortgage lenders are sending owners notices of flood insurance requirements. If this affects you, our administrative office expects to have documentation from First Insurance available **after July 10** which should help you to respond to your mortgage lender.

A "Zen" Place!



Have you seen the beautiful new plantings in the front entrance area?