



Aloha! A manager's periodic bulletin to our residents lets you know how much we care for our community. We hope to offer valuable information such as tips on how to maintain your unit more effectively, upcoming event announcements, friendly reminders, and information on current and upcoming projects.

SPALLING/CONCRETE WORK

American Coatings continues to work on the spalling/concrete of the building. They have recently moved to the "09" Stack. 09 Stack Residents are asked to keep their windows and sliding glass doors closed while they are in progress.

Windward Passage Office hours:

Monday through Friday:

8 a.m. to 4:30 p.m.

If we are not in the office, you may leave a message at 808-261-2443.
Emergency/Security: 808-286-6058
www.windwardpassagekailua.com

NOTICE TO RESIDENT

RE: Plumbing & Maintenance

Colburn Plumbing once a month continues to be doing the preventative drain cleaning maintenance to the common area piping on each **stack (one stack per month)**. The drain lines are cleaned 30 feet at a time and will require entering every third floor starting at the 3rd floor and working their way up to the Penthouse units. This is the safest way to clean these lines and will minimize the problems that they've had in the past.

Starting on March 9th, they will start the units only in the 04 Stack. To minimize the inconvenience to our residents, we will include the Preventative Maintenance High Risk Component List. Notice will be given to just the 04 stack unit owners. The inspection checklist includes all windows, window frames, sliding doors and screens, all shut off valves, sprinkler valves, etc. It will be very important that we have access to your unit. Please be prepared for the inspection. If you neglect to properly maintain your unit you can be held responsible for possible damages to neighboring units or adjacent common elements.

Proactively monitoring and maintaining is a worthwhile investment!

What you need to know!

Window Care



White corrosive salt build up on aluminum frames and seals can be removed by use of WD-40 or a solution of white vinegar and water applied with a rag or soft bristle such as a toothbrush. Future corrosion can be delayed by the application of "Corrosion Block", a spray product available at local hardware stores.

Lubrication of all moving parts should be performed monthly. Window hinges and all moving parts can be lubricated with a lithium-based white grease spray. Should any swing window fail to operate correctly, such window should not be utilized, and be locked in closed position until repair.

You may contact "Ike" if you should need repairs at 808-542-1982. Ike's services do not include the window part materials. He will have you contact the WP office to make direct payment for parts.

FRIENDLY REMINDERS

- AED/CPR free class is scheduled for March 5th, 2022, from 10:00 a.m. to 11:00 a.m., in the Social Room. A sign up sheet is at the Security podium in the Lobby.
- Annual Shareholder's Meeting is scheduled for March 24th, 2022 at 6 p.m. Registration is at 5:30 p.m. in the Social Room.
- Clean all BBQ residues from the grill cooking surface. Grill brushes are hanging and stored in the cabinet under the sink by the grills.
- Lots of renovations in the building! As a courtesy owners should let their neighbors know when to expect loud noises. A lot of residents now work at home.
- Bike/Kayak/Surfboard fees are due by Feb. 28th, 2022. No cash, checks are made payable to: Windward Passage AOA. We now accept credit card payments in the office. Any unpaid storage will receive a an Abandoned Personal Property Notice on their items.
- **NO SMOKING ALLOWED IN UNITS OR COMMON AREAS ON THE PROPERTY.**

