



Tom Anderson, General Manager

FROM THE DESK OF THE GENERAL MANAGER

During my short tenure in this position, I have been faced with many challenges, some unexpected, but not beyond my management capabilities. Along with the help of the very dedicated staff at the Imperial Plaza, we are making positive progress. I am very happy that I accepted the General Manager position and thank the Board of Directors for selecting me and giving me this great opportunity.

Major repairs/project updates:

- (1) Dry Standpipe Repairs: Scheduled for completion by 3/31/17.
- (2) Reinstall Tower Carpet in Hallways 7th thru 39th: Scheduled for completion by 3/31/17.
- (3) Repairs to leak in 1,800 gallon hot water storage tank 3/22/17, which supplies and stores hot water for our low zone 6th floor to 18th floor.

Projects/tasks completed:

- (1) Installed new Jockey Pump and Controller for our fire pump system completed 3/10/17.
- (2) Repairs to generator for tower elevator #2 completed 3/16/17.
- (3) Helicopter lift of new A/C unit to tower roof on Saturday, 2/25/17. Appreciate the assistance & cooperation of everyone in the building in making this a very successful operation.
- (4) Repaired several storm drains in parking garage area.
- (5) Installed four (4) new Chandeliers in the Galerie Lobby.

Pending:

- (1) Replace worn out protective carpet for deliveries in front of the tower elevators. Expected date of installation on or before 4/15/17.
- (2) Clean and reinstall decorative tile in rec deck water features. Expected completion date 4/28/17.

The Imperial Plaza
Contact Information

Security

592-3305

Management

592-3300

Senior Management

Executive

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Resident Manager/GM

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AOAO Board of

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Reminder!

When driving thru multi-levels of our parking structure, PLEASE OBSERVE THE 5 MILE PER HOUR LIMIT.

Please TURN ON YOUR HEADLIGHTS while driving through our parking garage. It makes it easier for other drivers/pedestrians to see you. Mahalo!





2017 SPRING CLEANING

Spring cleaning for the Imperial Plaza has been scheduled for the week of April 21, 2017 through May 1, 2017. Management has reserved a trash container to allow unit owners to dispose of their household waste without over using our bins. The container will be placed in the Kawaiahao Street loading dock, near the Townhouse.

There are some restrictions on the items that can be disposed:

- No construction/demolition debris (drywall, tiles, etc.)
- No hazardous materials (wet paints, oils/solvents, fluorescent lights, etc.)
- No automotive parts (tires, batteries, etc.)
- No E-Waste (computers, monitors, televisions, etc.)
- No appliances (a/c units, refrigerators, washer/dryer, etc.)
- No pallets, bed mattresses, bed frames or carpeting
- No green waste (anything that grows out of the ground) or dirt



Management will also be removing unclaimed items in the common areas on April 28, 2017. Any unclaimed or unauthorized items in the storage rooms, stairwells or parking stalls will be disposed of. This includes any mopeds/motorcycles and bicycles that are not registered with the building or double parked in parking stalls. Mahalo!

SECURITY IS OUR TOP PRIORITY

In order for your guests, contractors or delivery person to get access to your unit, they must first contact you from either of the intercoms located at the front of the lobby entrances.

Once you are contacted, you must "buzz" your guest into the building and they must proceed to sign in at the Security desk. Owners are responsible for informing Security of any delivery. If your guest is unable to contact you, they must leave and return at a later time to try again. Security will not allow your guest into the building. If you want your guest to have unlimited access to the building, you must provide them with their own fob.

To update your intercom phone number, please call the Management office at (808) 592-3300.

Mahalo!

DISPOSITION OF UNCLAIMED POSSESSIONS AT THE IMPERIAL PLAZA

This notice is published pursuant to HRS 514B-139 to inform owners and residents of the Imperial Plaza, at 725 Kapiolani Boulevard, that all items* being stored or kept in the storage rooms, all garage parking spaces and common areas, and all building common areas including stairways, hallways and recreation deck at The Imperial Plaza that are not specifically allowed in the House Rules will be disposed of on **April 28, 2017**. *Also applies to unregistered bicycles, mopeds and motorcycles.