



Tom Anderson
General Manager

FROM THE DESK OF THE GENERAL MANAGER

It is my intention to perpetuate the excellent reputation of the Imperial Plaza as the best maintained property in Kaka'ako by providing quality service to all our residents and guests as well as ensuring that we have the necessary equipment in place to keep our building running smoothly. To keep everyone updated as to what we are doing in the building, the format of our newsletter is being adapted to be more reflective of what is being planned and completed for the building. Of course, no one person can

obtain this goal alone, so I thank all who work here, and of course, the Board of Directors for their continued support of our collective efforts.

Repairs/Project Updates:

(1) Dry Standpipe Repairs: Re-routing above ground. Estimated completion 6/30/17.

Projects/Tasks Completed:

(1) Reinstalled all tower carpet in hallways 7th thru 39th: Completed.

(2) Repairs to leak in 1,800 gallon hot water storage tank, which supplies and stores hot water for our low zone 6th floor to 18th floor. Completed.

(3) Installed three new IntelliFlo pumps for the pool, spas and the wading pool. These pumps are more energy efficient and complies with Virginia Graeme Baker Pool and Spa Safety Act, which is the law that requires public pools and spas to be equipped with anti-entrapment drain covers.

(4) Replaced worn out protective carpet for deliveries in front of the tower elevators. Completed.

(5) Repaired Townhouse intercom: Completed.

Projects Pending:

(1) Clean and reinstall decorative tile on recreation deck water features. The cleaning itself is a three (3) step process:

1. Clean the large granite tiles on the 6th floor rec deck as well as in the townhouse and tower lobbies.
2. Repair the small, blue tiles that are either missing, broken or loose on the rec deck water features.
3. Bead blast/clean the blue water line tiles on the rec deck water features.

The Imperial Plaza
Contact Information

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AOAO Board of

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2017 / 2018 UPCOMING MAJOR PROJECTS IN PLANNING STAGE:

- Replacement of Tower Air Handler (Provides air conditioning for all corridors)
- Paint Building / Spalling Repairs / Glazing / Sealant of Windows Repair
- Modernization of all elevators: Tower, Townhouse and Galerie
- Replacement of Air Conditioning Cooling Tower
- Dry Stand Pipe Repairs: Re-routing above ground.
- 2nd phase of our solar installation project
- Rec Deck Mens & Womens Restroom Repairs: Wall tiles, floor drainage system and installation of new floor tiles

Reminder!

Rental Contracts: Our house rules state that any rental of units must be for a minimum term of 180 days. Owners/agents must furnish a copy of the completed contract, stipulating the 180 day requirement, to the GM prior to occupancy.

**REDUCE
SPEED
NOW**

**FOR EVERYONE'S SAFETY, PLEASE MAKE SURE THAT
YOU DRIVE WITH YOUR HEADLIGHTS ON AND NOT
TRAVELLING AT A RATE OF SPEED MORE THAN 5 MPH
THROUGH OUR PARKING GARAGE. MAHALO!**



**BE SAFE.
DRIVE SMART.**

Reinstated! Overnight Car Detailing Available at The Imperial Plaza



The Imperial Plaza is once again partnering with Between Detailing to provide overnight, waterless, car detailing service to our residents. The service is intended to be completed overnight, so customers are able to wake up to a clean vehicle. This service is provided on Monday nights between 9 PM and 6 AM. Prices and reservations for the service can be

found on www.betweendetailing.com, or you can call Shon @ (808) 745-6408.



Happy Father's Day!

Sunday, June 18, 2017

**I ♥
DAD**

**MEMORIAL
DAY**

Memorial Day Holiday is on Monday, May 29, 2017:

Reminder: No move ins/outs, remodeling, contractor work or deliveries are to be scheduled or performed on Sundays or holidays. Mahalo!

