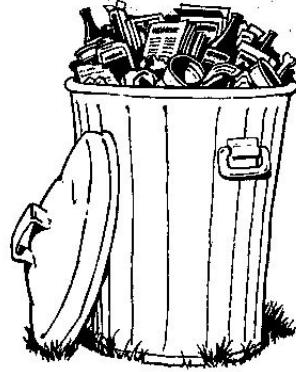


LED Lighting Project

Over the last couple of months you have probably seen our contractor for the lighting project throughout the building upgrading and installing all of the newest technology LED lighting in our common area and in the parking structure. I'm pleased to say they are finally completed the job and you can probably notice the bright new lighting throughout the parking structure making it safer and adding increased visibility. You might have noticed our outside front area nicely lit and adding again increased visibility



Proper disposal of garbage

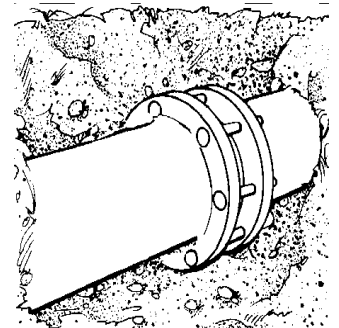
It has been brought to our attention that somebody is not properly disposing of garbage and are leaving large bags of rubbish in the parking structure. We ask that all residents utilize the trash shoot or personally bring down larger items to the trash area outside the main lobby. Over the last several months there have been several blockages in the trash chute do to residence disposing of larger items such as pizza boxes and very full trash bags. We ask that if you have any large boxes or anything that may get stuck in our trash chute please be taken down and disposed of properly. When using the trash chute please put your rubbish in a strong plastic bag with a tie string so it doesn't spill into the trash chute itself, this attracts cockroaches.

Perimeter Walls

Last month we had US Pacific LED Corp, the original Windsor contractor, complete the repairs of the outside perimeter wall that had some minor Spall issues. This project lasted a couple days and now the outside walls are completed and all spalling is repaired.

Fire system has a 6" pipe break with flooding

Two weeks ago we experienced heavy flooding in the conference room off the lobby and in the maintenance room. After shutting off all water in the building it was found that there was a pipe broken under the garage ramp that feeds the water to the fire extinguishing system. We are in the process of getting this repaired on an emergency basis and residents will experience some inconvenience in the following weeks due to this repair under the parking structure ramp.



Windsor Annual Meeting

On August 18th we will be holding our annual meeting on the Sky Terrace for the owners of the Windsor property. This event is held annually and will include electing several new board members. This will be a catered event and starts at 7:00 pm with check-in starting at 6:30 pm followed by an open mic for residence to share their concerns.

Garbage disposable concerns in your Kitchen

Over the last couple of months we have experienced several backups in the Disposal system so we would like to remind you to make sure you are properly disposing of your waist in the kitchen. As a rule of thumb we would like you to dispose of old cooking material into your garbage and dispose of it properly please try to avoid putting any kind of fatty cooking oil or food waste that will build up in the pipes.

Monthly pest treatment available

Every month, on the first Wednesday, we have Diversified Pest Control come out to the Windsor and apply a treatment to the sink area of the units. This helps control some of the pest that are fairly common in Hawaii. If you would like to have your unit treated make sure that you see Nancy at the front desk and she will put your residence on a list so that when Diversified comes out for their monthly treatment, we can have your residents protected. If you are not going to be home she can arrange staff to gain entrance while you are away.

The Windsor Waikiki

<http://thewindsorwaikiki.com>

(808) 942-9109

Windsor@Hawaii.rr.com

Maintenance questions

We would like to remind all owners and renters that if you have any maintenance projects, concerns about appliances or minor maintenance needed on your unit to please contact Management at the front office.

Painting the Windsor

At the last board meeting we reviewed several bids from 5 different companies to paint the exterior of the Windsor. This project will take approximately 3 to 4 months to complete and depending on the cost of the repairs for the broken pipe to the fire system, it should start near the beginning of the new year. We will keep you posted.

Are your Toilet seals OK??

Recently one of our residents experienced a toilet issue that caused the water not to shut off and overflow causing damage to his unit and the unit below. We would like to remind you that it's been approximately 12 years since the units have been refurbished and it's a very good time to check your toilet and make sure the rubber seals are not deteriorated. Please inspect your toilet so that you don't experience a very costly problem.

Insurance Deductible going up ↑

Recently we have had a larger than normal amount of insurance claims due to water damage and flooding that the insurance company has raised our deductible from \$5,000 to \$10,000 per incident. Please contact your Home Owners Insurer regarding building increase

Building wide Solvent Drainage system Clean out

We are currently in the process of cleaning out all of the main drainage stacks of the solvent drainage system. This is the main drainage system for all the grey water which comes from the kitchens and the laundry.

Over the last 12 years there has been a slow buildup inside these drains and some of the units have been experiencing backups. We are currently working with our contractor Roto-Rooter to do a building-wide drainage clean out. At the start of this project we ran into some difficulties and are currently re-evaluating the process and the board will decide along with the contractor what the proper procedures will be.



Maintenance fees increase in July

Starting in July the Windsor board members and finance committee has approved a 4½ percent increase to the owners monthly maintenance fees. This was done with careful consideration and with not wanting not to have any special assessments for any of the planned upcoming projects.

Proper attire in the common areas

Attention Surfers, please do not enter or exit through the front double glass doors with your surfboard and please be sure you are wearing a t-shirt or other appropriate attire when passing through the lobby or common areas like the elevators. These guidelines are in accordance with the house rules.

House Rules Reminder - being courteous to others

We at the Windsor realize it is Summer and the temperatures are very hot but we need to remind the residents that when traveling through the common areas like the lobby and the elevators, guests are required to wear T-shirts and proper footwear.

We would also like to remind those residents who are enjoying using the three barbecue areas here at the Windsor that when you have completed cooking your food that you take a moment and use the wire brushes provided at each location to clean off the excess on the grill and to leave it in a good condition for the next person to use the grill.

As a courtesy to some of the residents that are near the pool, we would like to remind you to try and keep the noise level to a minimum so that we don't bother those residents and the neighbors who are adjacent to the pool area.

