



Cliffside Villages at Waipio AOA

Newsletter Issue 2016-01

Wednesday, December 30, 2015



Hau'oli la Ho'omana'o ! Happy Birth Day!

To all of our home owners/residents who are celebrating their birthday in the month of January!



AOAO CLIFFSIDE VILLAGES AT WAIPIO NOTICE OF BOARD OF DIRECTORS MEETING

Date: Tuesday, January 19, 2016

Time: 6:30 p.m.

Place: Off Site, WCA- Conference Room

94-970 Pakela Street, Waipahu HI 96797
(Pass Waialeale Shopping Center)

By Call of President, Gordon K. C. Moore

If you have a specific item of business or concern you would like the
Board to review or consider,

please send your WRITTEN request to:

Hawaiiana Management, Co., Ltd.,

Attention: Venissa Ah Sam, Management Executive
711 Kapiolani Blvd., Ste. 700, Honolulu, HI 96813

Fax: (808) 593-6333 or email: venissa@hmcmt.com

Date of this notice: December 30, 2015

*Happy New Year to you
From our Board of Directors &
Residential Management Office
at Cliffside Villages at Waipio AOA*

Happy New Year

恭贺新禧

明けましておめでとうございます

새해 복 많이



Please sign up for the E-News!

Help us save trees and postage. Mahalo for your cooperation! Simply send an email to
our **Residential Management Office** at info@cliffsidevillages.com to sign up to receive this Newsletter
via email.



Contact Information:

MANAGING AGENT:

Venissa Ah Sam, Mgmt Executive

Phone: (808) 593-6356

Email venissa@hmcmt.com

711 Kapiolani Blvd., Ste. 700

Honolulu, HI 96813

www.hmcmt.com

AOAO:

Phone/Fax: (808)676-6626

Email info@cliffsidevillages.com

94-105 Mui Place, #105

Waipahu, HI 96797

www.cliffsidevillages.com

RESIDENT MANAGEMENT:

Phone/Fax: (808)676-6626

After Hour Cell# (808)671-3275

Email info@cliffsidevillages.com

94-100 Luluka Place, #L101

Waipahu, HI 96797

Mahalo for all of our owners, residents and agents of Cliffside Villages at Waipio for the past nearly 6 years.
I'm sad to leave all of you but I am sure our Board of Directors is working extremely hard to find a good
replacement to take my place and continue to service you.

Have a wonderful 2016!

Sincerely yours,

Melody Pai, Resident Manager



COMMUNITY CORNERS

Holiday Clean Up to welcome New Year....

- Please remember that your holiday lights and decorations need to be taken down by February 5th.
- Christmas Trees disposal - PLEASE **DO NOT** LEAVE THEM ON THE CURBSIDE, please leave them in the following dumpster enclosures: Remove all decoration items on the trees before place it in the enclosure areas.
 - ⇒ Dumpster O Enclosure - Manawa Place
 - ⇒ Dumpster R Enclosure - Huki Place
 - ⇒ Dumpster A Enclosure - Mui Place
 - ⇒ Dumpster E Enclosure - Wali Place



Aesthetics:

- Storage of any personal property in parking stalls or backyard is strictly monitored and enforced. Please keep in mind that your backyard is visible to all residents and visitors of Cliffside Villages at Waipio, please must not be treated as you have an enclosed garage.
- All personal items (such as bottles, chemicals, baby seats) must be neatly kept in a pre-constructed plastic shed, elsewhere in your yard or home.
- Hazardous materials such as batteries and tires must be disposed of properly at an offsite disposal location. For a list of off-site drop off locations, please go to www.opala.org
- Because visually appealing home exteriors is a major consideration for Residents or Buyers and materially affects the value of Cliffside Villages at Waipio;
- Residents/Home Owners must not permit an unsightly condition to be maintained in open view from the street or Common Area;
- For our purposes, "unsightly conditions" includes, without limitation, litter, improper trash containers, improper storage cabinets, broken or excessively scarred furniture, inoperative or broken vehicles, machinery, equipment, equipment parts, non-decorative gear, cans, bottles, ladders, crates, barrels, improper shades, weeds, untrimmed grass and other uncultivated plant life.

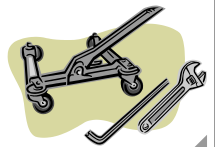
Recycle Bins:

- **NO bottle caps**
- **NO milk jugs, large plastic bottles** (such as Hi-C Juice type) or laundry detergent;
- Remember to recycle all plastic, aluminum or glass bottles with **HI 5 on the label ONLY**;



Maintenance Service:

- If you see leaky pipes or burned out light bulbs in the common area, please call (808) 676-6626 or email Residential Management Office info@cliffsidevillages.com to report any maintenance issue. Or go to our website www.cliffsidevillages.com to download a Maintenance Request Form, fill it out and drop it off at Residential Management Office's drop box located at Bldg L, 94-100 Luluka Place, Unit# 101;



Have a vacancy for rent? Please let us know!

We will be more than happy to refer anyone who is looking for an apartment to rent at Cliffside Villages. Please submit your vacancy information to our Residential Management Office via email: info@cliffsidevillages.com

Be sure to include the following:

- 1) Unit #
- 2) Leasing Agent Name
- 3) Leasing Agent Contact Phone# & Email



Have a referral?

Refer a friend to live at Cliffside Villages at Waipio, please contact our Residential Management Office at (808)676-6626 or email info@cliffsidevillages.com to update your leasing agent information.



Cliffside Villages House Rules **Reminder**.....



RULE 5. AESHTETIC/SAFETY CONDITION

- A) No clothes/clotheslines, towels, or other objects will be displayed in common areas, limited common elements, entry-ways, or lanais.
- B) Lanai areas may contain only actively used lawn type furniture (in Good Repair), decorative plants that do not extend outside the lanai area, and properly shaded light fixtures that do not create an objectionable glare. Items may be stored on the lanai as long as such items are below the level of the second floor rail or the first floor fence, does not take up more than 25% of the lanai area, and be covered with a white tarp.
- C) Removal of unsightly, disturbing items, or fire hazards within any apartment, water heater enclosure, enclosure, or common elements shall be removed upon the request of the board or managing agent.
- D) The portion of all draperies, curtains, blinds and other window coverings that is visible from the outside must be white and maintained in a neat and attractive condition so as to insure the pleasant overall appearance of the exterior of the buildings.
- E) Owners of second floor units are responsible, at their own expense, (refer to the Cliffside Bylaws for details) for maintaining all stairs, lanais, decks, and rails in a clean and well painted condition. Owners of the ground floor units are also responsible, at their own expense, for maintaining the inside surface of the fenced yard area in a clean and painted condition. Than Cliffside Association will furnish the "Cliffside White Paint for the hand rails and fences at no charge to the owner. See the Resident Manager for information, additional color codes and paint sources.
NOTE: New Vinyl Fence - Does not required to paint them but NEEDS to keep them clean of debris.
- F) The front entrance to each apartment shall be kept clear of all items except a shoe rack or chair approved by the Board, (see the resident manager for an approved list) or shoes kept in a neat fashion, decorative items in a quantity or color that does not (as judged by the Board) draw attention to the building or hinder emergency entrance or exit from the apartment.
- G) Exterior windows, screens, doors, and decks will be kept clean and in good repair.
- H) **Nothing will be hung on exterior walls or ceiling areas.**

NOTE: Do you have a broken window? Please have it repair no later than March 31, 2016.

Window Vendors:

KKTF (808)673-3954

RTS Screens (808)282-4692

Ardy's Glass & Screens (808)284-2697

RULE 9. NOISE AND DISTURBANCES

- A) All occupants shall avoid making undue noise that can violate the peace and privacy of others. This includes, but is not limited to the use of motorized vehicles and mopeds, playing of musical instruments, radios, televisions, amplifiers or children, etc. In such a manner and volume that may bother others.
- B) The hours between 10:00 P.M. AND 7:00 A.M. Sunday through Thursday and between 12:00 am and 8:00 am on Friday, Saturday and holidays shall be hours of quiet.
- C) **No fireworks will be used on site at any time.**



JANUARY 2016

Mon	Tue	Wed	Thu	Fri
<i>Absolutely NO BULKY ITEMS IN DUMPSTERS OR SIDEWALKS prior to 2nd Tuesday of each month.</i>			New Year's Day	1
4	5	6	7	8
11	12	13	14	15
Dr Martin Luther King Jr Day 18	BOD Meeting 19	20	21	22
25	26	27	28	29

Cliffside Villages' Residential Management Office and Hawaiiana Management Co., Ltd. will be closed for the following date:

**In observance of
New Year's Day 01/01/2016**

Dr. Martin Luther King Jr Day 01/18/2016

Bulky Item Pick Up:

2nd Wednesday January 13, 2016

Monthly Termite Inspection:

3rd Thursday, January 21, 2016

Board of Directors Meeting will be held off site on 3rd Tuesday of each month:

Tuesday, January 19, 2016

At 6:30 pm

WCA Conference Room

**94-570 Pakela Street,
Waipahu HI 96797**

Cliffside Villages' Residential Management Office's Hours are M - F from 7 am to 3 pm.



FEBRUARY 2016

Mon	Tue	Wed	Thu	Fri
1	2	3	4	5
Happy Chinese New Year 8	9	10	11	12
President's Day 15	BOD Meeting 16	17	18	19
22	23	24	25	26
29	<i>Absolutely NO BULKY ITEMS IN DUMPSTERS OR SIDEWALKS prior to 2nd Tuesday of each month.</i>			

Cliffside Villages' Residential Management Office and Hawaiiana Management Co., Ltd. will be closed for the following date:

**In observance of
President's Day 02/15/2016**

Bulky Item Pick Up:

2nd Wednesday February 10, 2016

Monthly Termite Inspection:

3rd Thursday, February 18, 2016

Board of Directors Meeting will be held off site on 3rd Tuesday of each month:

Tuesday, February 16, 2016

At 6:30 pm

WCA Conference Room

**94-570 Pakela Street,
Waipahu HI 96797**

Cliffside Villages' Residential Management Office's Hours are M - F from 7 am to 3 pm.