



Pearlridge Square Summer 2014



Check Out the Pearlridge Square Website...

- Did you know.... that you can pay your maintenance fees online?
- Look up documents and forms?

You can do all that and more on the Pearlridge Square Association website. To access the website, go to:

www.cadmusproperties.com/pearlridgesquare
Type in the website address above, click on "Resident Home", then click on "Request a Login". That's all you need to get started.

You can pay your maintenance fees online, sign up for Sure Pay, ask the property manager a question, or even make a reservation for all the amenities Pearlridge Square has to offer.

Sign up today!!



RENTAL??

If you or anyone you know is looking for a rental in the Pearlridge Square building or elsewhere, please call our Rental Department for



assistance. We manage rentals in Pearlridge Square as well as throughout the island, including vacation rentals. If you need assistance with renting your unit, contact us. We offer discounted Management fees to owners. You can get information on our website: cadmusproperties.com. Or call us at 808-531-6847.



Thinking about selling your unit, but don't know where to begin or don't have a Realtor, please call Cadmus Properties and let one of our knowledgeable Agents help you.

PEARLRIDGE SQUARE

Cadmus Properties Corporation

Caesar Paet, CCIM

332 N. School St Honolulu, Hi 96817
Phone# 531-6847 ext. 11 Fax# 528-2804

Email: caesar@cadmusproperties.com

George Greer, Resident Manager

Office #487-6700 Cell # 864-5649

Email: prsqmgr1@gmail.com

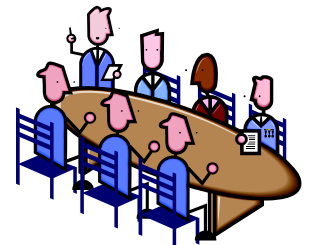
Dave Zatal, Assistant Manager

Security Cell Number # 864-3587

Email: daveprsqmgr2@gmail.com

ANNUAL MEETING ...

The annual homeowners meeting was held on Thursday April 3, 2014. The Board of Directors would like to thank all the homeowners who attended the meeting and participated in the homeowners forum. Please check the bulletin board for the next Board of Directors meeting. If you would like to attend the board meeting, please call Christie @ Cadmus Properties at 808-531-6847 x 10. Please let her know if there is any particular topic you would like addressed.





Smoking

Smoking in the common areas such as walkways, elevators, stairwells is a direct violation of the Hawaii Revised Statute and is against the law.

If you smoke, please be considerate of your neighbors, and smoke only in designated areas.

For those of you that use the designated smoking area, please discard your cigarette butts in the trash container that has been provided. Please do not throw your butts on the ground. Please discard all empty beverage cups and food wrappers. Do not litter in this area. It is not the responsibility of the grounds personnel to pick up after you.

Reminders

If you rent out your unit, please screen your tenants carefully and provide them with a copy of the House Rules. If you don't have a copy of the House Rules, please call Cadmus Properties @ 808-531-6847 x 10 and a copy will be sent to you.



Barbecue Reminders



Reservations for the use of the barbecue grill must be made at least forty-eight (48) hours in advance. Otherwise, the facilities may be used on a first come, first serve basis.

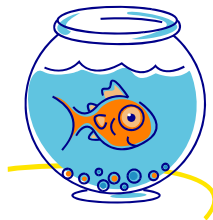
Hours: 9:00 am– 10:00 pm

Only an owner or bonafide resident (lessee) may arrange for use of the facilities. A \$25 refundable deposit will be collected for each use. The areas are to be **CLEANED** by the party using the facilities. If the area is not cleaned or damages are incurred, the cost of cleaning or repairs will be deducted from your deposit.



Pets

To all homeowners and residents, please be advised that **NO** livestock, birds, fish, poultry, rabbits, dogs, cats and other household pets may be kept by occupants in their apartments. Only authorized service animals will be allowed on property. All requests must be approved by the Board of Directors. Unauthorized animals are not allowed on property.



Moving?

Notice must be given to the Resident Manager when numerous household goods, large items of furniture, or major household appliances are to be moved in or out of the building.



Fitness Center

Daily Hours of Operations
7:00am—12:00am

Coming soon ... New sauna

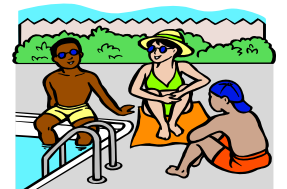


Pool

Daily Hours of Operation:
9:00am—10:00pm

REMINDER: Parents, please supervise your children when they are at the pool.

NO LIFEGUARD ON DUTY!



Slow Down ...

Residents are asked to please keep their speed limit under **5MPH** when entering and exiting the property.



Plumbing Problems...

Residential Fat, Oil and Grease...

The No. 1 cause of sewer backups in homes!

- ⇒ Fats, Oils & Grease can block your drains & your neighbor's.
- ⇒ Backups can cause extensive property damage.
- ⇒ Repairing & Replacing sewer lines is very expensive.

Please, do not pour your cooking oil down the drain. This is what your pipes will look like.



Owners must use



a licensed plumber when doing any plumbing repairs to their units and are responsible for all cost for repairs to areas not part of the common element. If you are doing repairs to your unit, and need the water shut off, a minimum of three days notice must be given to the Resident Manager so notices can be posted.

Please do not flush sanitary napkins or products, baby wipes, q-tips, etc down the toilet. These items will clog the drain lines.



Water Conservation ...

It is everyone's responsibility to conserve water. Check your faucets and toilet flappers for leaks.

Water is a precious thing, let's not waste it!

Window Tinting

The Board of Directors has approved "Window Tinting" for all units, however, in order to maintain a consistent appearance throughout the building, only Harmony Terre V31 tint made by VISTA and available through TNT Tinting may be used. You can call Melissa @ 695-4473 for information and



assistance with this. We will inform you if a comparable product or another company is available. All owners who choose to install another type of window tinting will be asked to have it removed at their own expense.

Homeowners Insurance

It is mandatory that All homeowners obtain homeowners insurance to minimize or eliminate the out of pocket costs for claims. There is a \$5,000.00 deductible on the AOA master policy so the first \$5,000.00 will have to be paid by you. Also, if you rent out your unit, as a landlord you should protect your investment and encourage your tenants to purchase Renters Insurance. For more information please talk to your insurance agent on obtaining an HO-6 policy, or call the AOA's insurance agent Burt Fujii at 808-225-4857.



Refuse Disposal

- Refuse must be wrapped bagged
- securely before depositing it into the rubbish containers located on the first floor.
- No flammable materials such as paint, thinner, solvent, gasoline, or other combustible materials shall be put into the refuse containers.
- SECURE AND PLACE WET GARBAGE IN THE TRASH BINS.
- Large articles, such as mattresses, furniture, appliances, etc...shall not be deposited in or around the trash bin. It is the occupant's responsibility to dispose of these items in an appropriate manner.

For your convenience the City and County provides "Bulky Items Pickup". Please check the bulletin Board in the lobby for the dates. Bulky items may be placed in the back lobby area, next to the drive way, no earlier than 24 hours prior to pick up. For more information please visit their website: www.opala.org or call 808-768-3300

Let's all help to keep Pearlridge Square a clean and healthy environment for all our residents!





A.O.A.O. Pearlridge Square
C/O Cadmus Properties Corporation
332 North School Street
Honolulu, Hawaii 96817

Parking

- Each resident shall furnish the Manager with written notice of the make, type, and license number of the vehicle (s) that is to be parked in the parking stall (s) that the resident is entitled to use.
- No vehicle shall be parked or left unattended except in assigned parking stalls or designated parking areas.
- Vehicles shall be parked only within the white lines marking the parking stalls, this includes Motorcycles.
- Parking stalls and parking areas shall not be used for mechanical repairs to vehicles except in case of emergencies. Running of engines is prohibited except normal operation.
- Any vehicle that obstructs ingress and egress in any part of the project will be towed and stored at the violator's expense. If the violator is a guest or invitee, the resident and owner of the offending unit are responsible to see that these expenses are paid."
- No parking stall shall be used for any other purpose other than for parking of motor vehicles.
- Residents are responsible for the cleanliness of their assigned stalls, which includes the removal of any grease build-up, oil spills, fluid leaks, etc.
- No storage of items in your parking stalls.
- No car washing permitted
- ALL cars parked in the stalls must be in operating condition with current vehicle license and safety stickers. Abandoned cars, junk cars or any vehicle not complying with the preceding will be towed away, and disposed of at the discretion of the Resident Manager at the vehicle owners expense.

