



## NEWSLETTER

Issue # 2 - 2024



### INSIDE THE KOI

President's Message  
Committees Updates  
Building Calendar  
House Rules Review

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### Board of Directors

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Leslie Hayashi

#### Vice President

Rob St. Onge

#### Treasure

Rachel Simmons

#### Secretary

Earl Anderson

#### Directors

John Balbaugh

Carol Cambareri

Nelsson Becerra

### President's Message

“Why are the parking spaces numbered so haphazardly?”

I recently heard a resident comment that “It looks like somebody was drinking when they numbered the parking spaces here at Marina Towers.”

And it's true that when you walk through the upper and lower parking levels the numbers are not in any recognizable sequence.

But they're actually numbered based on each unit's Real Property Tax Map Key Number. For those of you who are owners, if you look at your Real Property Tax Bill in the section marked “Parcel ID/TMK” you'll see a series of numbers, the last two digits of which correspond to the number of your parking space.

Mystery solved!

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### Resident Manager Message

#### ENTERPHONE

With the Design Committee's input and recommendation, a new enterphone has been purchased and will be installed soon. It will give us the capability to program many more phone numbers than we can now.

#### SANDING AND PAINTING OF THE LOBBY BENCHES

It was a multi-step process that took quite a while, but we have finished sanding and painting the lobby benches, so they look almost new again.

#### POOL & REC AREA

We purchased a new salt chlorine generator for the pool. And we had three of the chaise lounge chairs refurbished.

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### Safety Committee: per Committee Chair Nelsson Becerra:

Ensuring the safety and security of your vehicles and property is crucial in preventing theft, damage, and unauthorized access. For vehicles, measures such as parking in well-lit areas, installing GPS tracking systems, and using steering wheel locks or alarms can deter potential thieves. Regularly

**Resident Manager**

Rainier Santiago

**Office Manager**

Marianne Stone

**Property Management**

Hawaiiana Management Co.

Nathan Christensen

Account Executive

**Welcome Our New**

**Residents**

Unit 1405

William Aulbach

Unit 1203

Nykeen Thomas

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servicing vehicles to maintain functionality and inspecting locking mechanisms adds an extra layer of protection. For property, installing robust locks, surveillance cameras, motion sensors, and alarm systems are vital. It's also important to secure documents, valuables, and other assets in safes or secure locations. By combining preventive strategies with regular vigilance, you can safeguard both your vehicles and property against risks, providing peace of mind and long-term security.

**"if you see something, say something!"**

**Communication Committee: per Committee Chair Nelsson Becerra:**

AOAO (Association of Apartment Owners) digital reminders and notices to owners and tenants offer a convenient and efficient way to keep everyone informed about important updates and building community matters. Through email or text messages, residents can receive timely notifications regarding maintenance schedules, meetings, policy changes, and upcoming events. Digital reminders also help streamline communication, reducing the risk of missed information that can happen with traditional mail. With automated systems, owners and tenants can stay updated on critical deadlines, payment reminders, and safety alerts. This fosters better engagement and ensures the smooth running of daily operations, contributing to a well-managed and connected Marina Towers community.

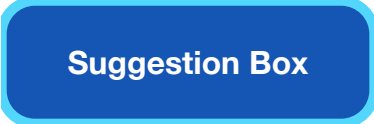
**Building Calendar:**

Regular Board Meeting of Apartment Owners

Date: October 15, 2024

Time: 5:00pm

Let the Board of Directors know, If you have concerns or suggestions on Marina Towers building by clicking the "Suggestion Box" button below, and it will be review on the next AOA Board meeting.



## HOUSE RULES REVIEW



### **Association of Apartment Owners of Marina Towers**

#### **Assistance Animal Policy**

Adopted: 8/26/08 and Revised 7/16/19 and 5/20/24

Marina Towers By-Laws Rules prohibit pets in the building. The following **does not** amend that By-Law. However, the Association has no wish to cause a disabled resident who needs an assistance animal any undue stress or discomfort from a perceived violation of the By-laws. Therefore, the Board of Directors instituted the following guidance/instruction/policy for such resident.

#### **A. Screening/Registration**

Assistance animal owners must complete an Assistance Animal Application and Registration form. Forms are available from the Resident Manager. If the assistance animal is a dog, cat, or bird, a current photograph must be attached.

#### **B. Restrictions**

"Animal" in the following paragraphs means "Assistance Animal."

- 1) Animals shall not be kept, bred, or used for any commercial purpose.
- 2) Animals must be confined to the animal owner's apartment, must not be allowed to roam free and may not be tied unattended in any common area.
- 3) Animals shall be exercised off the property
- 4) Persons who walk their animals are responsible for immediately cleaning up after the animal, and discarding securely bagged animal droppings in the dumpster located at the Ewa end of the building on the upper parking level.
- 5) Cat litter may not be disposed of in toilets. Nor may any animal waste be dropped down trash chutes unless securely double bagged.
- 6) Animal owners are responsible for any damage to the common elements caused by their animals. Any damage caused by cleaning chemicals, or other such materials used in any attempt to remedy said damage is also the responsibility of each animal owner.
- 7) No animal shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance type behavior for the purposes of this paragraph are:

Personal injury or property damage caused by the behavior or an improperly controlled animal.

Animals "who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night... as per Section 7-2.2 of the Revised Ordinances of Honolulu.

Animals in common areas who are not under the complete control of a responsible person.

Animals that relieve themselves on walls or floors of common elements.

Animals that exhibit aggressive or vicious behavior.

Animals that are conspicuously unclean or parasite infested.

2) Owners and tenants are responsible for visiting assistance animals, which are subject to the same restrictions as resident animals.

3) Animal owners shall be fully responsible for any loss or liability of any kind arising from their animal(s).

### **C. Enforcement**

1) Any owner, resident, or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the animal owner in an effort to secure voluntary compliance.

2) If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the Board of Directors through either the Resident Manager or Managing Agent.

3) If the Board is in agreement with such complaints, the animal owner will receive written notice of the violation.

4) If upon the second violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The Board of Directors may demand the permanent removal of any animal, if such animal is determined by the Board to be a nuisance or a danger to the project and its residents and the animal owner takes no effective action to control the animal so that the threat or nuisance is mitigated or eliminated.

5) If so determined, the animal owner will have 15 days to remove the animal from the premises. The Board of Directors also has the authority to assess and collect fines for violations of the policy pertaining to animals and to assess and collect amount necessary to repair or replace damaged area of the project.

6) Feeding, caring for, or otherwise aiding stray animals or wild birds is prohibited. Injured or stray animals should be reported to the Resident Manager.



1645 Ala Wai Blvd., Honolulu, HI 96815

Office Hours

Monday - Thursday, 8:30am - 12:30pm

Friday 8:30am - Noon

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