



POINCIANA MATTERS

Association of Apartment Owners
Poinciana Manor
Summer 2022

WELCOME NEIGHBORS

The Poinciana Manor Board of Directors welcomes all new owners and residents. The Board continues to work hard to ensure that the property is well maintained and house rules are enforced. Day to day questions, please contact Site Manager Warren Ford at the office, (808) 263-7654. If an owner has an issue to be addressed by the Board of Directors, place it in writing and send it to Poinciana Manor c/o Touchstone Properties 680 Iwilei Road, Suite 777, Honolulu, Hawaii 96817 and it will find its way to the Board's next meeting agenda.

In a World Where You Can Be Anything, Be Kind.

There are those among us with medical conditions that dictate continued caution. Please respect those who continue wearing a mask and need to remain at a distance from others.



ANNUAL ASSOCIATION MEETING

The annual Association meeting was held March 10, 2022 at the St. John Lutheran Church. Members elected new directors and addressed the usual business affairs of the annual meeting. The strength of an organization is enhanced when concerned and caring individuals step up and take on new responsibilities. Thus, we enthusiastically welcome two new owners who were elected to the Board, Giancarlo (Johnny) Farfan and Kirby-Lee Garbett. Your 2022-2023 Board of Directors are listed on the back of this page.

Longtime Treasurer, Ellen Spence and Secretary/Social Committee Chair Nancy Kickertz, stepped down and are thanked for their contributions to the Board.

ONSITE STAFF UPDATES

For the first time in nearly two years, we can report that we have a fully staffed onsite crew led by Site Manager **Warren Ford**. In addition to our longtime employees **Tommy, Quirino and Kingston**, please welcome **Jayme** (lead carpenter) and **Sylvestre** (carpenter). Poinciana's extensive "honey do" list is getting the attention it deserves! Thanks to the entire crew who are working hard on repairs, renovations and general upkeep!

RETIREMENT 2.5

Our former longtime On-Site Manager, **Thom Glanville**, retired several years ago. But, with his encyclopedic knowledge of Poinciana Manor, Thom has always been available to answer questions and help with problem solving. When we asked him to return and assist while Warren was transitioning to his new position, Thom agreed. He has provided much needed help and guidance over the past months. And now he is once again enjoying a long overdue second retirement. Thank you Thom!



DRYER VENTS

It is almost time again for preventive maintenance on dryer vents throughout the complex. This is one of the important fire prevention tasks we undertake every few years. Dates for this service will be provided in advance.

KAYAKS

Kayak rack spaces are currently completely full. When space becomes available, information will be posted via e-blast.



FIREWORKS

Please be reminded that the use of fireworks of any kind is prohibited anywhere on Poinciana Manor's property. Paragraph 8.10 of the House Rules states: *An owner or resident shall not use fireworks at Poinciana Manor. An immediate fine may be imposed for each violation of this rule and the Association may seek the eviction of the persons responsible if they are tenants.*



FRIENDLY REMINDERS

Pool time is cool time

- Unbreakable water bottles are welcome inside the pool enclosure; alcohol, any kind of food, and smoking paraphernalia are NOT! Please use the pavilions for food and drink.
- The wall mounted life buoy and rescue poles are not toys. Please refrain from using them except for rescues.
- New umbrellas have been purchased for the pool area. Please treat them with care so we can all enjoy a respite from the hot afternoon sun.
- Sadly, vandals destroyed the water fountain outside the pool and there are no plans to replace it.
- **Hate to have to mention it...**but for goodness sake, please use any of the several dog refuse containers on the property rather than the rubbish can in the elevator lobbies for "fecal matter"...same goes for baby diapers.
- **Please stop feeding the birds and feral chickens!**
- **New Residents** are reminded to register with Site Manager Warren Ford to receive parking hang tags, passes for the gate at the Kailua Road end of Aoloa Street as well as providing emergency contact information.
- **Animals must be registered as well.** The House Rules allow one animal (cat, dog, bird, etc., per unit). Relevant registration forms may be found at www.poinciana-manor.com/residents
 - Please check the enclosed bulletin boards for rules governing number, size limits and restricted breeds of dogs allowed in our development.
 - Animal owners are responsible for promptly cleaning up after their pet everywhere on the property.
- **Please notify our Site Manager a day before moving large items into or out of the buildings** so that we can protect our elevator interiors with protective mats. Damage to the elevators is costly and cameras are in use.
 - **We recycle cardboard only.** We are charged extra when the recycle bin is overflowing. **PLEASE FLATTEN YOUR BOXES.**



SO WHAT IS THIS E-BLAST THINGIE?

The goal of a Poinciana-wide e-blast system is to have a fast online way to communicate emergency and upcoming maintenance information to all residents and offsite owners. Things such as water shut-offs, power outages, upcoming maintenance projects, severe weather warnings, etc., can be communicated much more quickly than notices posted on the bulletin boards or on individual doors. We now capture email addresses as part of new resident registrations, but if you haven't already done so, please join the "blast" team by emailing our site manager at: poincianamanor1@gmail.com. Please be assured that your email address is secure and will not be shared.



Poinciana Manor Board of Directors 2022 - 2023

President: Marion Douglas

Vice President:
Darrell Beckmeier

Secretary: Rose Kauina

Treasurer: Anna Moody

Directors: Johnny Farfan
Kirby-Lee Garbett
Judith Stilgenbauer

Site Manager: Warren Ford
(808) 263-7654

Property Manager:
Cindy Kuhlman Low
cindy@touchstoneproperties-hawaii.com

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c/o Touchstone Properties, Ltd.
Dole Office Building
680 Iwilei Road, Suite 777
Honolulu, Hawaii 96817
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MANAGING AGENTS - ALOHA JIM & WELCOME CINDY

After many years of service to our Community, Jim Merrell is retiring from his role as Property Manager to focus on strategic leadership for Touchstone Properties Ltd. His replacement for our community is Cindy Kuhlman Low. She has been with Touchstone since 2002 and comes to us with close to 8 years of property management experience.