



# POINCIANA MATTERS

Association of Apartment Owners  
Poinciana Manor  
November 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 Resident 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



## HAPPY HOLIDAYS!

*Your Board of Directors wishes you and your family and friends the happiest of holiday seasons. Whether you celebrate Christmas, Hannukah or another great day, we wish you the best of times! Stay safe!*

## RESIDENT MANAGER

Warren Ford is now our Resident Manager at Poinciana. We hope you will feel more secure with him immediately available for true emergency situations when/if they arise, and at the same time respect his time when free from office hours. Please be reminded of those hours: Monday through Friday 7:00 a.m. through 3:30 p.m.

## SHORT TERM RENTALS

In answer to those who want to know if they may rent out their unit for 3-month increments, only in vacation rental areas. Kailua is not a designated vacation rental area. In order to rent out for short term accommodations, one must obtain a permit from the State of Hawaii, and pay the taxes for the rental income. If an owner obtains a permit from the State of Hawaii to run a short term rental in their unit, it then becomes a 'business' and operating a business from your unit is not allowed according to our Bylaws. Poinciana Manor is considered a 'single family accommodation' only.

## POOL

Our pool is equipped with a shower and signs for bathers to take a shower before entering the pool. Our filters are continually full of gunk that could be omitted by using the showers to rinse off prior to entering the pool. Please adhere to the rules of Poinciana to make life pleasant for everyone.

Due to reports of the elevated pool deck being extraordinarily hot, the deck will undergo repairs which will include repainting with a more sun reflective paint to make it more comfortable to walk on. Thank you for your patience and understanding while this area is being improved.

## CHRISTMAS TREE DISPOSAL

For your convenience, tree bags are available for your use to make the disposal of your Christmas tree less messy. Please stop by the Manager's office if you need one. Disposal is on your own, do not throw into our dumpsters.

## 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*





## FRIENDLY REMINDERS

### Common Elements

- If one spills anything in the common elements, kindly pick/clean it up. Our staff are here to maintain the property, not to act as personal assistants. Of course, this applies to your furry friends as well. The fine in the State of Hawaii for not picking up after your pet is \$500.00.
- **Parking Stalls:** As owners of your unit, you also own your designated parking space. If somebody is parked in your space, it is your prerogative to call a towing company to have the vehicle removed.
- **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 Resident 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](http://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 Resident 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.** PLEASE FLATTEN YOUR BOXES. Thank you to those that break down your cardboard boxes. This has helped with our extra charges for an overflowing bin.



## TRASH

Recently, the trash company has been going through the trash bin closest to Windward Harbor, and charging extra for things that should not be in there such as furniture, metal desks, tv's, etc. Please refrain from putting these items in the trash bin to save hundreds of dollars a week. We are trying our best to keep the fees down but with the extra charges for unacceptable items is running up a large bill. You can take to Salvation Army or if it is truly trash, please take to the dump on Kapa'a Quarry Road.



## 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

**Resident Manager:** Warren Ford  
(808) 263-7654

**Property Manager:**  
Cindy Kuhlman Low  
[cindy@touchstoneproperties-hawaii.com](mailto:cindy@touchstoneproperties-hawaii.com)

AOAO POINCIANA MANOR  
c/o Touchstone Properties, Ltd.  
Dole Office Building  
680 Iwilei Road, Suite 777



## KGCA REPRESENTATIVES

After many years of serving as Poinciana's representative at the KGCA meetings, Darrell Beckmeier has stepped down. We thank you Darrell for your hard work and dedication. Kirby-Lee Garbett (on the left in picture above) has stepped in to fill the vacancy and is already doing an excellent job. Thank you both!