

Royal Courtier

Building Repairs

Note: much of the information in this article has already been provided to you in bits and pieces from various sources. This is an attempt to give you an overview and understanding of the major repair work going on in our building, summarized in one place.

Let's face it: Royal Court is old. It was one of the first condos built in Honolulu in the early 1970s, over 50 years ago. And like an old automobile (or an old human being, for that matter), parts of it have worn out and need to be repaired and/or replaced.

Last year, in the makai parking garage, an exposed and deteriorated tendon was detected in the ceiling over the ramp to the second floor. This tendon is essential to the integrity of the building and cannot be allowed to deteriorate any further. So surface repairs ("spalling") must be made to prevent further damage there and elsewhere.

As you can imagine, this is a major project, with major cost. Royal Court has had to take out a commercial loan to fund this repair, which is the main reason the maintenance fees have gone up this year.

After considering bids from several companies, the Royal Court Board of Directors decided to go with **Kawika's Painting Inc.** for the parking structure repair work. That work begins on **Monday, May 22, 2023.**

It unfortunately will involve some disruption of our daily lives here at Royal Court, and will require patience, cooperation and understanding by our residents. There will be construction noise and dusty conditions for the

duration of this project. Cars in the parking garage will need to relocate during various phases of the repairs. We realize that is a major disruption, and we've tried to minimize the amount of time cars need to be out of the garage.

Check the office window in the lobby for parking schedules and updates. Repair work is unpredictable and is always subject to last-minute changes. The amount of time your car needs to be gone could be shortened or lengthened depending on work conditions, so check the window daily.

When it is your turn to move your car from your stall, keep in mind that your car must be out of the garage for the entire length of your phase of the project; **you cannot bring your car back in at night.**

There are a couple of options available for parking your car off-premises. You can either find parking on your own (like at a friend's or relative's home), or Tracy has secured a limited number of stalls on the upper levels of the Blaisdell parking garage across the street, which our Association will pay for. Consult with him about that when it's your turn to relocate.

During each phase of the repairs, you still will be able to drive in and out of the parking garage and park, if your stall is not one of the ones that needs to be vacated. But expect one way traffic in certain sections of the garage, and short (30 minute to an hour) shutdowns of traffic entirely if the work requires it.

Also note that Royal Court is not liable if your car gets broken into or damaged in the Blaisdell lot. But it's the same even in our own lot: if something happens to your

car in our garage, you have to deal with your own insurance company for reimbursement.

And be forewarned that this is only the first of two phases for this project. The next phase will be painting and coating. No dates have been set for that yet, because it's uncertain how long the first phase will last.

And this is not the only major project we need to tackle. After the spalling repairs are all paid, the next thing on the agenda is the plumbing retrofit, replacing the aging pipes in our building. That's not until 2024 at the earliest.

So we're all going to be inconvenienced for a while, but Royal Court will be a lot healthier for it. Mahalo for your patience.

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