

Royal Courtier

NOVEMBER 2022

Trash & Elevator Etiquette

Once again, the rules for the trash room and elevator need to be stated. Most residents are very conscientious, but a few are either careless, inconsiderate, or unaware of what the rules are.

In the **trash chute room** at the makai end of every floor, please do not leave any boxes on the floor of the room. Break those down and take them to the main trash room on the first floor. And remember, only throw household trash down the chute, securely bagged up--no loose items. Anything else should be hand carried to the main trash room.

In the **main trash room** on the first floor, it's great that so many residents are recycling their cardboard, paper and plastic (containers with a number 1 or 2 in the triangle on the bottom). So make sure there's room for everyone to use the recycling dumpster, which is the first one on the left as you walk in. Cardboard boxes take up the most room, so please break down and flatten them.

Even with everyone doing that, the recycling dumpster can often get very full. Please don't pile stuff on top until it's overflowing. It makes it very difficult to empty. If the dumpster is full, either save your items until there's more room later, or, unfortunately, just throw them out with the regular trash.

The new **elevators** are very nice, aren't they? But they do have a quirk. Do not hold the doors open or stick your arm in the doorway. Holding the door open 3 times will cause the elevator to reset. Instead, use the buttons on the

inside control panel to hold the door open as needed.

And the elevators are cleaned daily during the week, but not on the weekend. So try to minimize leaving hand prints or touching the interior surfaces.

Also, when coming back from the pool, be sure to dry off first. Everyone's experienced entering the elevator, seeing liquid on the floor, and wondering whether that was pool water or the aftermath of an excited dog.

One other thing: the **stairwells** must remain clean and clear. Do not store any items there, and don't keep the doors propped open for any period of time.

If we all follow these guidelines, our common areas will stay clean and tidy. Mahalo everyone.

Completed Projects

There have been some major improvements to Royal Court this past year, as several projects have been completed.

The new **landscaping** in front of our building is looking really nice. We had it professionally landscaped, but we've been maintaining it in-house.

The 50-year-old **elevators** were modernized, with everything brand new: the elevator cab and interiors, call buttons, and machinery. We had to remove the wood boxes in front of the elevators on every floor because they were not ADA code compliant, and those exteriors are currently in the process of being refurbished.

The **hall carpets** are now on a regular cleaning schedule. We had purchased a carpet cleaning machine a while ago, but it wasn't utilized very often. Tracy got it up

and running. After years of neglect, the hall carpets were professionally cleaned earlier this year, and will be cleaned as needed in house.

Building security has been beefed up, with new exterior lighting in problem areas, reinforced pedestrian walking gates, and recently installed elevator cameras.

All original **rooftop exhaust fans** were also replaced with brand new fans. Those fans circulate air in the building through the vents in the hallways and bathrooms. This is an improvement no one would really notice, but the aging original fans needed replacing. A lot of them were 50 years old.

(newsletter continued on back)

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Resident Manager: Tracy Malmos

phone: (808) 620-0312

email: royalcourtrm@gmail.com

office hours: Mon-Fri: 8am - 5pm

Sat-Sun: call for emergencies only

Property Management:

Hawaiiana Management Company

phone: (808) 593-6832

web: www.hmcmgt.com

Newsletter Editor & Layout: Craig Okino
louploon@gmail.com

Lazarus Hired

After a 900+ hour trial period, our new maintenance person **Lazarus Eter** has recently become a full-time employee here at Royal Court. Congrats, Lazarus, you're doing an excellent job!

Royal Court Website

The **Royal Court website** got a makeover recently, and is now supposedly up and running. I say "supposedly" because I never could log on to the website. See if you have better luck. First, go to

<https://royalcourt.hmcmt.com>

It'll ask you to register before logging in. I assume that's so they can verify you're an owner. You'll have to give them info like your phone number, apartment number, etc. Then you need to create a password with the usual parameters (using upper and lower case, at least one number, and a symbol like \$ or %). I did all that, but when I tried to log in, it blocked me or gave me a "can't open page" message. I asked a fellow resident to try to log in, and she registered and got the same result.

So I complained to Hawaiiana, and they referred me to the webservice provider Frontsteps for help. They have a different website for Royal Court, <https://royalcourtinc.frontsteps.com/dashboard#tour>

and I was able to log on to that with the password I created. It looks totally different from the Hawaiiana website. There's a menu on the left side of the page where you can look up minutes of previous board meetings, a calendar of events, etc.

So you Royal Court owners can try to register and log on to one or both of these websites. Hopefully you'll be more successful than I was. Don't you love the internet?

Building Security

These security rules have been mentioned before in almost every newsletter, but we need to keep repeating them for the security of our building.

1. After driving into the parking garage, especially at night, **stop** and **let the garage door close behind you** before proceeding to your parking stall. Make sure no one enters by foot or in another car. If someone does, call **911**.

2. **Lock your car** after you park it in the garage. A couple of months ago, someone entered the garage and ransacked cars that weren't locked.

3. When walking in through the front door, please **do not let someone follow you into the building**. If they are a resident, they can use their own fob to enter. But if someone you don't know does walk in, don't confront, call the manager (during business hours) or 911 (after hours).

We realize that it's difficult to tell whether someone is a resident or not (unless the person looks homeless or is behaving oddly), so you need to use your judgement before calling Tracy or 911.

Eats in the 'Hood

We Royal Court residents live in a great area for eating. There are multiple dining options within easy walking distance: the **Wednesday Farmers Market** right across the street from us on the Blaisdell Concert Hall lawn (unless there's an event there that night, when it moves down to the corner of Ward and Kapiolani); **Artizen** and **MW Restaurant**, down the block in the Symphony building; **Doraku Sushi Kaka'ako** and **Chef Chai**, a block Diamond Head on Kapiolani; or Korean spot **Million Restaurant** or **Yanagi Sushi** on Kapiolani in the other (Ewa) direction.

But this time, I want to mention another area close by with several eateries that may not be on your radar: **Kawaiahao Street**.

If you go makai on Ward,

Kawaiahao is two blocks after Kapiolani. Walking on the Diamond Head side of the street, hang a left past the block-long Patagonia store, and within a few steps on the makai side is **Good Chicken**, a take-out only Korean fried chicken place.

A little further down on the mauka side is **Hana Koa Brewing Co.**, a local brewpub with an extensive list of on-tap beers and a shared-plate heavy pupu menu.

A little past that, on the same side of the street, is the recently opened Italian deli **Bocconcino Café & Mozzarella Factory**.

Owned by Italian chef Donato Loperfido and his wife, they're the first place in Hawaii that makes its own *mozzarella* and its creamier version, *burrata*. But they also sell delicious Roman-style pizzas (rectangular, not round), *panini* (grilled sandwiches) and *pagnotte* (bread roll sandwiches). They also have an Italian coffee bar and sell various Italian food products. It's mostly take-out, although there is a large picnic table for dine-in. They're open from 10:30 am to 7 pm every day except Sunday.

But my favorite eatery is right across the street in a humble gravel parking lot. It's a food truck (which doesn't move) called **The Elephant Shack**. Their speciality? Thai street food. And it is tasty. It's take-out only, although there are three low tables in the back of the lot you can eat at. They're only open for dinner, starting at 6 pm. Google Elephant Shack Kakaako (there's one in Pearl City too), and you'll be taken to a ChowNow page where you can order online, pay for your meal, and choose a pick-up time. Everything I've had there has been onolicious.

Note: after writing this, I found out that the Elephant Shack/Truck will soon be relocating to Kewalo Basin (at Ward and Ala Moana Boulevard)-- still close by, but unfortunately not really within walking distance.