

Royal Courtier

SEPTEMBER 2021

Meet New Manager Tracy Malmos

Aloha Royal Court Residents, my name is **Tracy Malmos**, your new resident manager.

Here's a little bit about myself: I moved to Hawaii with my family at the age of 12. I went to both intermediate and high school in Ewa Beach before moving to California for 4 years. I swam competitively while in intermediate and throughout high school, in addition to being a member of the paddling team. In my free time, I enjoy visiting friends and spending time outside.

I'm no stranger to mid-high rise condominium buildings here on Oahu. I've been a construction Project Manager for the last 4 years, one of those years as a Jr. Estimator/Project Manager. In my previous roles, we were contracted to complete extensive projects within the high rise community on Oahu. I worked closely with resident managers and their respective boards, as well as the residents, to ensure complete satisfaction. I'm lucky to have learned a lot while having the opportunity to meet some amazing people along the way.

I will be bringing all of my experience to my new role at Royal Court, and look forward to continued personal and professional growth. I consider myself a "people person," as well as being honest and fair. I believe Integrity is of the utmost importance in myself. I'm driven, detail-oriented, and organized. I will meet all challenges with a positive, "can do" attitude. I'm excited to be here, providing the highest level of service that Royal Court deserves. I look forward to

getting to know each of you.

Thank you,
Tracy Malmos
Resident Manager
(808) 620-0312
royalcourtrm@gmail.com

Office hours: M - F, 8 am - 5 pm

Building Security

There was a recent break-in in the mauka parking garage, and a moped was stolen. So here are some reminders on what we all need to do to improve building security. I know I've mentioned them before in this newsletter, but 1) new people move into our building every month and may not know about them, and 2) some of us (myself included), either because of forgetfulness or laziness, don't always observe them either.

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 the manager at **620-0312**.

2. 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 him or her, call the manager.

3. **Lock your car** after you park it in the garage. In previous years, people have broken in (late at night, walking through the open garage door after someone had driven in, by the way) and ransacked the cars in the garage that weren't locked.

Our building has taken another step to improve security. Some residents have noticed individuals hiding in the bushes at night in

front of the mauka parking garage, waiting for a car to enter the gate. So we have replaced the wall-mounted light in that area with a much brighter one. Hopefully that will act as a deterrent.

No Smoking

Some residents have complained about smelling people smoking on their lanais. This is a reminder that *smoking is not permitted* in all common areas (garage, elevators, lobby entrance, stairwells, hallways and corridors). This applies to cigarettes, tobacco, e-cigarettes, and (ahem) other combustible substances. And keep your butts to yourself: do not throw cigarettes or anything else off your lanai, or litter the common areas. Please be respectful of your neighbors.

(newsletter continued on back)

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New Bike Lane

There's no getting around the fact that the new protected bike lane the Complete Streets program created on Ward Avenue has had a huge impact on Royal Court residents.

Bike lanes are a good thing. More bicyclists mean less cars on the road, which means less traffic and automobile pollution, and it's another way for Honolulu residents to get some outdoor exercise.

BUT...the Ward bike lane only creates inconveniences for Royal Court. The few street parking spaces we had on our side of Ward are gone, and the number of spaces on the Blaisdell side has been cut in half. Since we have no guest parking, that affects us.

Now there's also nowhere to pull over when residents get picked up or dropped off. The same goes for service and delivery vehicles, the mailperson, and moving vans. Plus we all need to be extra cautious exiting the parking garages, because we have to watch out for bicyclists as well as oncoming traffic.

And there's really nothing we can do about these issues. The bike lane's here to stay. We just have to find work-arounds. If pick-ups and drop-offs are done quickly, cars can temporarily pull into the bike lane (it's a tight squeeze) next to the curb. You can also use the pull-in area right up the block in front of the old Honolulu Club building for pick-ups and drop-offs. Service vehicles and movers have had to either park on the sidewalk just past the makai parking garage, or pull over into the Hawaiian Electric "driveway" (which is never used, as far as I know) just makai of our building. I don't know if that's legal or not, but oh well...what else can we do??

By the way, if you're having repairs or remodeling done in your unit, be sure to notify the resident manager ahead of time. He should be able to assign one of the

service vehicle parking stalls in the garage to your workers, so they don't have to park on the street or sidewalk.

Trash Etiquette

The trash room is one of the few areas everyone in the building has in common and uses every day, so let's all do our part to keep it tidy and working properly.

First of all, the only thing you should use the trash chute for is *everyday household trash*. Do not throw away loose items, especially food; *bag everything up*. And no large items or cardboard boxes, please. They can easily clog the narrow chute. Anything large should be hand-carried down to the trash room on the first floor in the makai parking garage.

Each floor's trash room also has a recycling bin. Please rinse bottles and cans and flatten all cardboard containers. Large boxes should always be broken down, flattened, and taken down to the trash room. Flattening your cardboard boxes leaves more room in the recycling bin for other residents' boxes and plastics.

The bottom line is simply to be *considerate*. You're sharing this living space called Royal Court with many other people. Thanks.

Eating in the Time of Covid

The food service industry here in Hawaii and on the mainland has really been hit hard since the pandemic began a year and a half ago. Lockdowns, capacity limits, and diners leery of being in crowded indoor settings made some restaurants go belly up, and many others are still struggling.

Recently, cases were going down, and it seemed like things were gradually trying to return to "normal" (who knows what that means any more), when the highly contagious Delta variant hit Hawaii hard, resulting in record daily case

counts, mostly among people who are unvaccinated.

But food service businesses are still hanging in there. And we still gotta eat. So let's try to support local restauranteurs whenever possible.

Earlier this year, two new dining establishments have opened right down the block from us in the Symphony condo building on the corner of Ward and Kapiolani. The fine dining **MW Restaurant** replaced Viaggio upstairs, and their sister casual restaurant **Artizen** is downstairs in the Velocity car showroom. Both places had been serving excellent food for years in other locations. Artizen is dine-in or take-out, but they've just added a dine-in happy hour menu with baked chicken wings, a quesadilla of the week, kim chee poke, and other items.

And you can't go wrong with the **Blaisdell Farmers' Market**, literally right across the street from us on the Ward Avenue side lawn of the Concert Hall every Wednesday. Besides fresh local produce, there are plenty of vendors selling dinners either ready-to-eat or prepared while you wait, from old standbys like The Pig & the Lady (Vietnamese street food), Olay Thai, BBHI (burgers and Mexican), Hawaiian Style Chili Co. (seared ahi, chili), Sasa Gourmet (summer rolls), and Sweet Revenge (pot pies and desserts), to newer booths like Middle Eats (falafels), Hibachi (poke, bentos), Papi's Empanadas, Alfredo the Deaf Chef (Italian pasta), Luau Bombs (Samoan lau lau), Weirdoughs (open-face focaccia, paninis), Youpo Noodles (hand-pulled Szechuan noodle dishes), 808 Bow Wow (dog treats for our furry friends), and Sage Creamery (the best locally-made ice cream).

Getting tired of your own cooking every night during the pandemic? Cross the street on Wednesdays from 4 to 7, grab a tasty meal, and support local businesses too. It's a win-win!