

Colonnade Newsletter

Site Manager: Randy Kowalkowski

January 2017 Edition



Elevator Shutdown Schedule

BLDG. 5 - JAN. 3, 2017 TO FEB. 23, 2017

Two Shifts with a Crew on each shift.

1ST SHIFT FROM - 6:30 AM - 3:00 PM

2ND SHIFT FROM - 3:00 PM - 10:30 PM

Construction noise will occur during these shifts.

We kindly ask all drivers to please use extra caution when driving on spiral ramps and parking decks due to the increase in foot traffic. The schedule and more information can be found on our website @

colonnadeonthegreens.org. Building 5 residents please make your plans now for the shutdown. One suggestion is to purchase heavier or bulky items now and stock up before the shutdown.

Year End Reminders

Be proactive and do a year end inspection of your unit? Some suggestions to help you to do so.

1. Check all batteries on your smoke detectors and replace if necessary.
2. Inspect all jalousies to see if any are missing, broken etc. . .
3. Check AC units to see if it is in good working order. No rust or condensation build up or drain dripping.
4. Inspect all Shower, sink or toilet valves for leaks or frozen valves.
5. Leaks happen all too often so the Association's Insurance Agent has provided a nice list of questions to present to your Insurance company. A list of those questions is available in the Management office or on our website at colonnadeonthegreens.org.
6. Any maintenance project to your unit that costs over \$1,000 MUST be done by a licensed contractor. Plumbing work that requires a water shutdown or electrical work to your unit MUST be done by a licensed plumber or electrician. Water Shutdowns must be coordinated with the office.



As a reminder . . .

1. All Christmas Decorations must be taken down by January 6th, 2017
2. Please wrap and bag your tree and place it on the lobby floor of your building and Maintenance will dispose of it. You will have until 1/6/17. We have bags readily available in the office but bags are limited.
3. Fireworks are prohibited on any part of the property including your lanais. We wish you a safe and very Happy New Year!

Mail Delivery Problems

Suggestions are as follows:

1. Received wrong mail (flat/parcel letter) please indicate on the envelope and place it into the outgoing mail.
2. Wrong package, you can choose to either leave a note on the pkg/box and leave it in the box, deliver it to the unit or return to the post office.
3. Please ensure that your sender has the correct mailing address.

Office Closure's

Monday, January 2nd, 2017

Office will be closed in observance of New Year's Day.

Monday, January 16th, 2017

Office will be closed in observance of Martin Luther King Jr. Day.

As a reminder, no moves or deliveries will be allowed on Holidays.

Board of Directors:

President: Timothy Leong

Vice President: Mary Shumack

Secretary: Harry Johnson

Treasurer: David Haut

Directors: Joy Brown, Jean Bryant, Daniel Choy and Jeffrey Rapoza.

Property Manager: Jon McKenna

James Kirkpatrick has resigned from the Board. We sincerely thank him for his voluntary service to Colonnade and the Board of Directors and wish him the very best.



A Very Big Mahalo!

The Colonnade Christmas Party was a success thanks to all who took time out of their busy schedules to attend and prepare and share their favorite dish. Let's give Jean Bryant a very big round of applause as she gave of her time and hard work to put this party together and for all those that gave a lending hand including Jeff Rapoza, Gloria Rossetti, Lexie Whitehurst and Mary Shumack, we thank you.