



Kaimala Marina

Owners/Tenants

Welcome Checklist

Aloha!

Welcome to Kaimala Marina. For your information, I have put together a checklist of the House Rules and key points about our community.

- **POOL:** Please rinse yourself in the shower before entering the pool or jacuzzi. The sun lotions and bodily fluids are a big problem with trying to keep them nice and clear. No yelling, screaming, jumping, playing Marco Polo, boogie boards, large flotations. There is no lifeguard on duty. Children and non-swimmers **MUST** be accompanied by an adult resident. Guests are limited to six (6) per unit. The recreation center is available for large parties; there is a \$25 deposit. Pets are forbidden in the pool area. Pool hours are 8:00 a.m. to 10:00 p.m.; please be respectful of your neighbors.
- **BBQ GRILLS:** Please be courteous and clean and wipe down the grill when you are through. Please do not pour any kind of liquid into the grill. Please do not leave knives and sharp objects behind.
- **PARKING LOT AND DRIVEWAYS:** Please do not use the parking lot and driveways to be used as a playground; no biking, skateboarding or rollerblading, etc. Speed limit is 5 miles per hour. Please be aware of pedestrians and dogs all around, including entrance/exits onto Lunalilo Home Road. Residents are not allowed to use guest parking without permission from the Resident Manager. Visitors must be registered with security on duty for overnight parking at **808-208-4873**
- **HOUSE RULES:** We live in a community that has set up guidelines designed to keep us all safe and secure. Please be familiar with Kaimala Marina AOA House Rules. Take a few minutes to check your home inside and out to be sure you are in compliance with the Rules. Check your appliances and pipes for leaks. Slow drains will require being snaked eventually.
- **PETS:** Dogs are to be leashed at all times. Please pick up after your pet. Cats are not permitted to wander the property.

- **UNIT ALTERATIONS:** Please refer to the Kaimala Marina AOA House Rules and Bylaws for further details. Any changes or alterations must be approved by the Board PRIOR to the commencement of work. You may not make any changes to the outside of your unit; e.g., lanai coverings, storage sheds, enclosures, fences, awnings, decks, painting or staining that would impact the appearance of the outside of the building. Do not make changes that could later be required to be removed. Alteration Request Forms are available on the website and through the Resident Manager. Construction waste must be removed from the property and **not put into our dumpsters, which is subject to a fine.**
- **BULKY ITEM PICKUP:** Residents are required to keep their property frontages clean and free of refuse/bulky items between collection appointments. Each individual unit within a multi-unit residential building may schedule up to five (5) bulky items per collection appointment and two (2) metal appliances* per separate appliance appointment. What is collected: furniture, mattresses, bed frames and box springs, rolled up and fastened carpeting, appliances (remove or secure doors), minor home repairs/remodeling material not to exceed one cubic yard. What is not collected: construction materials, demolition debris, dirt, rock, concrete, large automobile parts, tires, auto batteries, propane tanks, hazardous waste, green waste, and any refuse suitable for regular once-a-week collection. More details, including location addresses, are online at www.opala.org or call 768-3200. Householders can bring construction/demolition materials directly to the Waimanalo Gulch landfill (Leeward), open seven days, 7am to 4pm. For hazardous waste, call the Household Hazardous Waste Line at 768-3201. Or you can make arrangements for private hauling services.
- **HARD SURFACE FLOOR APPROVAL:** Owner of any apartment wishing to install a hard surface floor above another owner must submit to the BOD plans, specifications and the noise mitigation measures regarding the flooring. The Impact Isolation Class of the requested flooring underlayment and the method of construction selected must have a minimum rating of IIC-65 or higher listed in its specifications. Submitting a request for approval is for the purpose of documenting the location and design of any hard surface flooring within Kaimala Marina in order to ensure that such flooring is designed and installed in a manner that mitigates the transmission of noise and is installed in a professional manner and with reference to appropriate standards. Installing hard surface flooring without first gaining the approval of the Board of Directors shall constitute violation of the Kaimala Marina AOA House Rules and subject the violating owner to all remedies legally available to the Association unless and until such violation is removed from the unit. Approval of the Board is not an assurance or guarantee that noise will not be transmitted to other units.

Noise Mitigation required submittals: The owner of any apartment wishing to install a hard surface floor above another owner must submit to the Board the following:

- A construction drawing clearly indicating the type of floor to be installed and the underlayment to be provided to mitigate against impact noises such as footfalls. The drawings must identify all materials, their composition and thickness.
- A plan view drawing of the hard surface flooring area indicating the location of all adjacent partitions, cabinets, etc., which referenced details indicating the method of isolating the hard surface flooring along the entire perimeter.
- Specifications from an acoustical testing laboratory or manufacturer showing that the Impact Isolation Class of the construction selected has a minimum rating of LLC-65.
- A copy of the installation instructions from the resilient floor underlayment manufacturer.
- The proposed individual(s) who will oversee the installation in order to verify that the installation is in accordance with the manufacturer's requirements.

APPROVAL: Once all required documents are received by the Board, approval shall be in writing within 60 days from the date of the request or from the date which all required information was satisfactorily received, whichever is latest.

If you have any further questions, please contact me Monday through Friday, 8:00 a.m. to 4:00 p.m., by email or cell.

Best,

Michelle Zeigler, Resident Manager

Kaimala Marina,

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