

**AMP 40 Kuhio Park Terrace & Kuhio Homes Community Meeting
November 3, 2009**

1) New Resident Association elections were held on 10/21/09

President	Leva Alualu
Vice-President	June Talia
Secretary	Kitela Aniel
Treasurer	Debbie Taamu
Sgt.-at-Arms	Hope Kealoha

They are working on the by-laws as their 1st Goal

2) Status of Elevators Work has started – Preliminary work in shaft
11/18/09 – Equipment will be dropped in containers.
Need residents help to monitor and watch for vandalism.
Bldg. A – will replace car #3 (freight)
Bldg. B – will replace car #4
Next 2 elevators to start 5/10

3) B Bldg resident concern re: waiting for elevator. Needs to
scream for elevator and wait 15 min.

**Management response: Call the office for pick-up at 832-6075
After hrs. phone 832-6079**

4) Elevator buttons have been vandalized by kids.
Tenants can help to let them know not to do it. We all need to stand ground.

**Management response: Cameras will be installed as a security deterrent
Tampering will be monitored by other cameras. Every floor and elevator will have
cameras. Staff won't be manning the elevator. Residents could volunteer to help.
Join together with resident association to help take care of improvements.**

5) People rush past disabled to get in elevators. Need signs to have people be
courteous to handicapped/elderly.

**Management response: Situation has occurred due to problems with elevator
delays, but also need to educate everyone on being more respectful and
considerate of disabled, elderly and people with children.**

**Resident Association also agreed to make signs to remind everyone to behave
courteously and will be translated.**

6) Management Assistants taking breaks on 16th. Floor. 2 MA's are late with the elevator and make excuses.

Management response: Residents are invited to come to the next mtg. with the resident association and express complaints in front of MA's and problem will be addressed.

7) Shopping carts shouldn't be allowed--it's stolen property.

Management response: Residents should work with res. assoc. to change house rules. Mgmt. and HPHA to review and approve rule changes.

8) What is status of laundry machines?

Management response: Currently in bid process to replace laundry equipment.

9) Lights in parking lots were fixed but not working again. Wasn't reported to office.

Management response: Contractors just repaired it. Need to report to office but it will be checked tonight.

10) Status of construction work:

- Trash Chutes are in the process of being replaced.

When work begins, chutes will be shut down and trash needs to be put in bins on each floor. When the bins are brought down, elevator will be shut down.

Will need residents cooperation and patience and everyone working together.

- Security cameras will be put in.
- Fire Alarm system will be completed soon.

Many contractors will be on property.

11) What is the MA's role? They aren't walking around at all hours. Guard was seen sleeping at the gate.

Management response: (1) stationed at each gate, (1) mans the B. Bldg elevator, (1) conducts fire alarm watch and (1) rover covers the property. They address and respond to all emergencies, EMS, fights, domestics. Trespass people and vehicles 86. If an MA is seen sleeping this needs to be reported to the management office. We don't tolerate sleeping on the job.

12) Lowrise resident – appreciates MAs and sees their hard work. Sees people hanging out and MA's respond.

13) Problem with drinking near Ahonui St. gate #3. Has been going on for 3 yrs. Near bldgs. 1 & 2.

Management response: Problem is people are drinking outside on private property. Will be working w/HPD. May look at putting up a gate – possibly manned with res. volunteers. Sunny Market is another problem area with drinking. Mgmt. working with HPD on this.

14) Trash chutes – rats are a problem 7th fl. Bldg. A.

Management response: Pest control contract no longer in place. Integrated Pest Mgmt. being worked on with HPHA, HUD, residents, mgmt., residents and contractor. RFP being issued soon. Residents will be involved in monitoring and education. Will be first program here but has been happening at other PHA's in the nation.

15) Cleanliness of stairways. The problem is people are drinking alcohol, urinating, spitting, trash. Starts with residents doing it but residents can be a part of the solution.

Management response: Residents can do 8 hrs. community service to help to give back and take care of the problems. Another suggestion: Walk stairs more to be more eyes and ears to watch for the violations and exercise.

16) Michaels selected as the developer for KPT re-development--will lease bldgs. for 75 years. They will come and have meetings with residents. They want to know how things are going for you here – problems and suggestions. They have a lot of experience at other PHA's.

17) Need more trash cans around.

18) Light near front door not working, needs to be called in.

19) Resident had her car in the parking lot and it was towed. Why was only her car towed?

Management response: 40 cars were towed this year. Mgmt. gives notice with time to correct for abandoned, derelict vehicles and expired stickers. If its not corrected, it's towed at tenant's expense.

20) Boiler parts on order. 1 Boiler has been repaired. Hot water has been a problem in Bldg. A. Apologize for the delay.