

The Imperial Way

www.theimperialplazahawaii.com

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BBQ GRILLS TO CONVERT FROM PROPANE TO CHARCOAL

In April 2010, the Imperial Plaza Board of Directors has approved a request by management to convert the three existing propane BBQ grills on the recreation deck to charcoal grills by June 2010. This conversion is in response to a notice of violation issued by the Honolulu Fire Department to the Imperial Plaza.

According to the Honolulu Fire Department, the building is in violation for the transportation of the 20 lb. propane tanks to the 6th floor. Propane tanks cannot be transported in elevators or in stairwells. Since there is no other way for our staff to get the tanks to the 6th floor, we had to begin to look for alternative ways to continue to provide barbeque facilities to our owners/tenants.

The most economical solution to this dilemma is to convert our current propane barbeque grills to charcoal grills. Other buildings, like Moana Pacific and Marco Polo, have demonstrated using charcoal grills without any adverse effects to nearby residences while still being able to enjoy the experience and taste of cooking on the grill.



View of the Imperial Plaza from the corner of Cooke & Kawaiahao Street

Ultimately, the Buildings and Grounds Committee will be tasked with establishing new rules for the grills. Examples are that users will have to provide their own charcoal and only self lighting charcoal (like Match Light) will be allowed. Lighter fluid will not be allowed. We hope to have the rules established by the end of May 2010, just in time for the Memorial Day holiday.

Please watch for informational notices in the elevators and on bulletin boards for the date of the transition. Happy Grillin'!



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Visit our website at www.theimperialplazahawaii.com for the latest updates and bulletins concerning your building.

The next meeting of the Imperial Plaza Board of Directors is scheduled for Wednesday, May 5, 2010 at 5:00pm in the Clubhouse. Meeting dates are subject to change; please refer to the posted notices for more information.

T.I.P Tips: Our Elevators

Over the last couple of months, a number of questions about our elevator operations have been asked. We thought this might be an excellent opportunity to answer some of those questions and provide some interesting facts.

~We have a total of 8 elevators on property, 3 in the Tower, 2 in the Townhouse, 2 in the Galerie and 1 for the Platform (the second floor shops along Kapiolani Blvd)

~The weight of the larger doors in the elevators is almost 300lbs.; the mechanism which closes the doors are very sensitive in order to prevent bodily harm to those who place body parts in the path of a closing door

~On windy days, the air pressure can actually hold a door slightly open. When this happens, the elevator may appear to be “stuck”, but actually the elevator will not begin to move until the door is complete closed. If you find yourself in this situation, you may help the door by pushing it closed.

~The same air pressure sometimes keeps the doors closed in the elevator lobby when it arrives on the ground floor. The door may appear stuck, but might just need a slight push to open up.

~Ever enter an elevator and forget to push the button to the floor you are going to? If 10 seconds pass after you enter the elevator and the doors close, the elevator thinks that the car is unoccupied. It will not respond to a button pushed from the inside. If you're ever in this situation, call Security through

the emergency phone, located inside each elevator cab, and they can bring the car to the lobby.

~Our maintenance contract is with OTIS Elevators. OTIS can usually respond to emergencies within an hour. The contract does not cover certain acts of vandalism.

~Hold on to your keys!! If you drop something down the elevator shaft, it can cost up to \$400 to have it retrieved. State law only allows a licensed elevator technician to enter the elevator shaft.

~Use your fingers or knuckles to press the floor buttons. Do not use any type of sharp objects (like keys, pens, etc.) to push the buttons. These type of objects will break the keys and they are not covered under our maintenance contract (a button can cost \$300 to repair)

~Although we do have the best maintenance on the island, entrapments can occur. Remember these tips should you find yourself caught in an elevator that does not open:

- Do Not Panic, there is ventilation at the bottom of the car.
- Use the phone in the elevator to contact Security.
- Be sure to check the phone periodically as Security may be trying to call you. The phone in the elevator does not ring.
- It may take up to an hour for an OTIS technician to arrive; please be patient.

CHECK YOU A/C SYSTEM!

Management recommends that you have your air conditioning units serviced every six months and check your filters monthly. An unchecked fan coil unit can cause a lot of damage to your apartment if it begins to leak. Now is the perfect time to have your units serviced before the hot summer months. Contact management if you need a referral.



EMMA DELA CRUZ NAMED EMPLOYEE OF THE QUARTER!



Our employee of the Quarter winner for our 1st quarter of the year is Emma Dela Cruz! Emma began her employment at Hawaii Building Maintenance (HBM) in 2007. Since transferring to the Imperial Plaza on April 21, 2008, Emma has become part of our Housekeeping team keeping our building looking good and smelling clean. Prior to working at HBM and the Imperial Plaza, Emma worked for Del Monte Fresh Pineapple Company where she used to pick pineapples, for two years, until the company closed. Emma is a widower with five children, four of which live in the Philippines and a daughter who lives here. When she's not working, Emma enjoys babysitting her 15 month old granddaughter, Hailee and also making fresh flower leis. Emma loves to cook! Some of her favorite dishes to make are pinakbet, fish sinigang and igado. When asking Emma what she enjoys most about working at TIP, she replied, *"It's (TIP) a place that I enjoy working. It's like my second home. The tenants are so nice and friendly. I feel very happy for this award and I thank God for my award. My family is so happy and excited for me!"*

Here are a few of the comments Management has received regarding Emma's nominations:

"Emma does a consistently good job even when people are not looking. Even wiping the hand rails. She deserves to win this award."

"Quiet and effective. We need some of this outstanding work attitude and ethics in our local government."

"Always happy, very pleasant."

Emma has received our EMPLOYEE OF THE QUARTER award along with a \$50.00 gift certificate. Please join us in congratulating Emma on a job well done! If you would like to nominate a member of our Housekeeping, Maintenance or Security staff to become the next Employee of the Quarter, please submit a nomination form or send an e-mail to the Management office. Mahalo!