

Welcome to Atkinson Towers

In order to make your stay as trouble free as possible we have put together this list of contacts, phone numbers and helpful hints.

AGENT: Walt Flood Realty. Office: 922-1659. E-mail: WaltFlood@hawaiianTel.net

SECURITY: No one can get into the building or use the elevators, unless they have a security FOB, and it takes the use of your FOB three times to get to your apartment. If you have guests, they will have to call you from the intercom outside the lobby front door, for you to come down and escort them to your apartment.

Don't ever let anyone follow you into the building or into the elevator, unless you know him or her, or they have a security FOB. Ask them to use THEIR FOB to call the elevator, and if they will not or they cannot, then do not get into the elevator with them. Note: House Rules violation of \$100.00 fine if you allow someone to "Tailgate."

HAWAIIAN ELECTRIC: You must call for new service before, or within the first few days of taking occupancy. Call 548-7311 and give them your apt. number and the address: "419A Atkinson Drive". The "A" goes with the "419", or with your "unit" number – if they ask.

TELEPHONE: Call Hawaiian Telcom at (808) 643-3456 to arrange for new service.

TELEVISION CABLE: Your apartment has basic TV cable service (included in your rent). If you want HBO and/or other movie channels, you will have to call Oceanic (phone #836-3366).

REGISTRATION: All Tenants and Guests are required to register with the Manager. You will need to provide your phone number, and license plate number.

TRASH CHUTES: At each end of the walkway there is a trash room. Place your trash in sacks and drop them down the chute. NO large boxes which might cause a jam. Take large items down to the dumpsters, at the EWA or Diamond Head ends of the building.

PARKING: There is a parking stall "available", at a monthly cost. Do not park or allow your guests to park in any of the assigned stalls on the Atkinson Towers property or along the fence, unless permission has been granted by the Resident Manager (946-7442). Your car and/or your guest's car will be towed away – at a significant expense. The parking space is: #82.

WASHER & DRYER: The washer and the clothes dryer are located in the kitchen. No heavy or large loads and not too much soap (half a cup is enough). Remember to change out, or add fresh water to the small plastic tub, inside the kitchen cabinet, which collects lint.

GARBAGE DISPOSAL: It will cost you \$75-\$125 for a service call, so do not abuse the disposal by putting in any fibrous materials such as banana peels. Continue to run cold water or a few seconds after you have turned the disposal OFF, to flush out the system.

BATHROOM: Don't put anything but toilet paper/tissue in the toilet. Paper hand towels, dental floss and sanitary napkins will only plug up the lines – and you'll have to pay for Clean n' Rooter! When coming in from the beach, be careful not to let sand go down the bathtub drain. It will pack solid and create a clog. Another service call, at upwards of \$145.00.

SMOKING: The Owner of this condo apartment would prefer that tenants and their guests refrain from smoking inside the unit. If you or your guests do smoke and there are any burns to the carpet, the furniture, the counter tops, etc., and/or smoke damage, you will be responsible for the cost of replacement/repairs and/or additional cleaning. Extra cleaning for the carpets, bedspreads, furniture/upholstery and drapes could run as high as \$250.00-\$350.00.

Plus, upon inspection of the unit prior to check-out, if there is any smell of smoke residue in the apartment you will be required to pay for an expanded cleaning (walls, counters, doors, etc.) which could run upwards of \$150.00 - \$250.00.

DON'T FEED THE BIRDS: If you or your neighbours feed the birds (pigeons) and you are away from your apartment for a "few" hours, with the sliding glass door is open to the Lanai and/or the sliding metal screens are open, there is a excellent chance that the pigeons will "inhabit" on the lanai and/or will enter the apartment. They will leave their poop, smell, bacteria, and/or diseases for you to clean up. Please don't feed the birds!

Here is some information from the "Net": Most infectious diseases commonly affecting doves and pigeons can be "managed" away. Bacterial infections like Salmonella and E. coli are prevented by good loft hygiene and husbandry practices. Trichomoniasis (Canker) and Coccidiosis are protozoal infections, which are also controlled through sanitation, disinfecting water vessels and occasionally with medications. The biggest concern with dove and pigeon diseases is Psittacosis. This unique bacterial infection is transmissible to humans.

Psit-ta-co-sis (sit-kosis)n. An infectious disease of parrots and related birds (pigeons) caused by the bacterium *Chlamydia psittaci*, which is communicable to human beings, in whom it produces high fever, severe headache, and symptoms similar to pneumonia.

Note: There are **SMOKE DETECTORS** in the apartment. Plus, there is a building firewater hose, in the walkway, and the building's **FIRE ALARM** is across from the elevators.

GENERAL: Barbecuing, or open fire cooking on the lanai is **PROHIBITED**.

PETS: The Owner of this apartment and the Atkinson Towers House Rules do **NOT** allow pets – at any time, even to visit. Violation of this rule will mean immediate cancellation of your lease, forfeiture of all prepaid rents and security deposits. Tenants will still be responsible for damage and/or cost of flea infestation treatment. Note: There is an exception for Guide Dogs with their master.

LOCKOUT: We suggest you give a set of your apartment keys to a friend or neighbour living in the building, just in case you get locked out of your apartment. The resident manager does **NOT** have a set of keys to your apartment, and the rental agent charges \$45.00 for a "lock-out".

EMERGENCY WATER SHUT-OFF: If for any reason the water to the apartment needs to be shut off (i.e. hose to the washer breaks), the shut-off valve for the entire apartment is located under the sink in the BATHROOM. Please call the Manager, and/or the Agent – immediately!