

FREQUENTLY ASKED QUESTIONS

June 2016

Welcome to the Paki Maui Frequently Asked Questions web page. On this page, we'll try to answer the questions Owners often ask. An important tool on this web page is the ability to "search" for the subject matter of your question. Eventually, the size of this page may make it inconvenient to scroll down a series of questions, looking for the one you want to find. For example, if you're looking for some information on 'front door locks', all you need to do is depress the "Control Key" and the "F" key on your keyboard at the same time. This will cause a 'search box' to appear at the top right corner of this page. Type in any word or combination of letters and hit the "Next" key just below the search box. That will cause the page to scroll down to the first reference of that selected "word" or selected "combination of letters". If that question is not what you're looking for, hit the "Next" key again the document will scroll down to the next selection.

This page of our web site is undated periodically, so an Owner should check with the Paki Maui Property Manager to confirm the information provided at this site is current and correct.

Cable TV Why is the cable TV charge not included as part of my maintenance fee?

Maintenance Fees are designed to pay for the expenses associated with Common Area costs at Paki. The interior of any apartment is not normally defined as a Common Area. Also, our cable TV provider charges a fix rate per apartment for this service. Including it with the maintenance fee would cause small apartments to pay a smaller monthly fee than would be charged a larger apartment. Charging each apartment the exact fee that our TV provider charges the AOA is the fairest method.

Remodeling Why do I need to notify the AOA if I'm doing a remodeling of my apartment?

Even though the interior of each apartment is generally not part of the Common Area that is controlled by the AOA under our Declaration and By-Laws, there are common elements that run through each apartment. Some of the electrical supply lines, water supply and waste drain lines inside each apartment are Common Area elements. The AOA has a responsibility to all the Owners to make sure none of these common elements are compromised during a remodeling. Additionally, the AOA will install some protection to the access area of the apartment during construction to reduce the chance of damage to the common hallway outside the apartment. There is a \$500 refundable deposit required prior to commencing a remodeling. It is also important that an Owner or his/her contractor understand the hours when construction is allowed at

Paki and the need for proper disposal of construction material and waste. (Board of Directors Meeting, Oct 25, 2006)(Board of Directors Meeting May 7, 2003)

Screen Door Can I install a screen door on the outside of the front door of my apartment?

The outside of the front door of each apartment is defined as part of the Common Area of the property. An Owner is not allowed to modify in any way, any part of the Common Area without the written consent of the AOA. In the case of screen doors, the AOA has approved only one type of screen door (often referred to as an Invisible Screen) for Paki. To get further clarification on what screen can be installed, contact the AOA Property Manager.

Door Lock I want to replace my front door lock. What choices do I have?

The front door exterior surface, along with locks, door knockers, apartment numbering and any other items installed on the exterior of the apartment front doors is defined as Common Area and is controlled by the AOA. There are several locks, in addition to the lock set originally installed on these doors that are approved as replacement lock. If you choose to replace your front door lock, you must choose either the original lock set or one of the approved locks. The approved replacement locks are:

1. Resort Lock (Lockstate), Model RL2000 and RL4000 equipped with a Schlage C6 or C5 keyway, master keyed to the Paki Maui Master Key. The approved finish for these locks are satin nickel or polished brass. These locks have a key pad that allows entry of a code to open the lock.
2. Resort Lock (Lockstate), Model 6000i WiFi equipped with a Schlage C6 or C5 keyway, master keyed to the Paki Maui Master Key. The approved finish for this lock is satin nickel or polished brass. This lock is schedule to be released in October, 2015. It is a WiFi enabled lock that has a key pad that allows entry of a code to open the lock. The WiFi allows authorized individuals to change the entry code remotely.
3. Remote Lock (Lockstate). This lock is a WiFi connected dead bolt or lever lock. The approved finishes for this lock are satin nickel or polished brass. These lock must be equipped with a Schlage C6 or C5 keyway that is master keyed to the Paki Maui Master Key. These locks have a key pad that allows entry after keying in the correct code number.
4. Kaba Lock. There are many models of this lock but to be installed at Paki, the Kaba Lock model must be in a satin nickel or polished brass finish and must have a Schlage C6 or C5 keyway that is master keyed to the Paki Maui Mast Key. Generally, Kaba Locks have a five digit key pad that allow entry to an apartment with the correct code number. Many of the Kaba Lock are WiFi enabled which allows an owner/management company to change the entry code and retrieve entry information from the locks memory.

(Board of Directors meeting Aug 25, 2015)

Lock Boxes My apartment is rented during parts of the year. I want to install a combination lock box on the outside of my front door so my guests can get access to the keys. Where can I install the lock box?

You cannot install a lock box on the face of the door. Any lockbox must be installed on the wall adjacent to the front door.

Lanai What can I put on my apartment Lanai?

Normal lanai furniture (table and chairs) are allowed on an apartment lanai. You may also add a limited number of plants. For more information on what is allowed on lanais, contact your AOA Property Manager.

Smoking Where can I smoke at Paki?

Paki is a non-smoking property. There is one designated smoking area in the parking lot just inside the North entrance to the parking lot. (No Smoking policy set at May 6, 2010 Organization Meeting)

Parties I want to sponsor a party for many friends that are either not owners or not guests at Paki. Can I invite my friends to a party at the Paki pool?

If you are staying at Paki and want to host a party (i.e. Birthday Party) at one of the common area locations on the property, you must be present at the party and you are only allowed to have 6 guests at the party unless prior approval is obtained from the Board of Directors. (Policy set at June 10, 2009 Business meeting)

Pets What pets are allowed at Paki?

Pets are not allowed at Paki. There is an exception for "Service Animals". For additional information refer to the Paki Maui House Rules. A copy of those rules is listed on the Paki Maui AOA Web Page (pakimaui.org)

Security After the front office closes, who do I call to report a security issue?

The phone number for AOA Security is posted outside the main office. In the case of an emergency, call 911.

Lanai Doors The doors that separate my apartment from its lanai need to be replaced. What modifications can I make to these doors? Can I reduce their size or change their color? Can I replace the single pane doors with double or triple pane doors?

The lanai doors and fixed glass panels may need replacement from time to time. You may replace them with doors and glass panels of a similar size and color. You may increase the efficiency of the units by installing double or triple pane assemblies. Essentially, the exterior of the doors and fixed glass panels must match in appearance what was originally installed. These doors and fixed glass panels are all custom made units, due to their height and width. They tend to be expensive. If you have any questions about your replacement windows and doors, contact the AOA Property Manager.

Planter Boxes Can I decorate the planter boxes on my lanai?

You may not modify in any fashion the planter boxes on your lanai. You may not place anything on top of or remove the caps from these planter boxes.

Air Conditioning

Can I install air condition in my apartment?

Air conditioners are not authorized at Paki. So you may not install an A/C unit either inside your apartment or on the lanai.

Water Leak What should I do if I have a water leak inside my apartment?

If you experience a water leak inside your apartment, such as a hot water tank leak or a shut off valve leak, where the leaking water is spilling on the floor and not being drained away through the waste water pipes, shut off the water supply to your unit and notify the AOA Property Manager. There are water shut off valves inside each of the units in Phase One and Phase Two. In Phase Three, the water shut off valves are located in the basement and shut off an entire stack of apartments. Once the water is shut off, arrange to have the leak repaired. If you don't know where the water shut off valve is located inside your apartment, contact the Property Manager who can show you the location of the valve.

If the leak inside your apartments seems to be coming from another apartment, i.e., water leaking through the ceiling, contact the AOA Property Manager so he can identify the source of the leak and have it repaired.

Lanai Lighting Are there any rules about installing or modifying the lighting on my lanai?

On May 3, 2016, the AOA Board established standards for installing lighting on the lanais at Paki. As we know, the lanais in Phase One and Phase Two did not have lights when originally constructed. The lanais in Phase Three were constructed with a single light on the lanai wall, controlled by a switch located inside the apartment. The standards passed by the Board are contained on the AOA Web Site. (Board of Directors Meeting, May 3, 2016)

Quiet Hours What are the “Quiet Hours”?

The hours between 10:00 p.m. and 8:00 a.m. are established as QUIET HOURS. Any noise that is audible outside of an apartment or, conversely, any noise coming from the common elements, which is audible inside the apartment, will not be tolerated. This is a family environment and offensive language in common areas is never allowed. (Paki Maui House Rules – Aug 2015)