Maintenance Report - March, 2020

Project: **South Fence Project**

Status: **Complete**

The south fence project was finished to a high standard, and in compliance with county requirements. In the coming weeks a border will be installed to allow irrigation and replanting of the area alongside the fence.

Project: **New flower bed Installations**

Status: **Ongoing**

A new project to replace small grass areas at the exterior of the property with tropical flower beds has been started. 3 spaces under stairways and landings have been replanted so far, to increase the visual appeal of the exterior of the property. 5 interior flowerbeds that were overrun with invasive spider plant, have been remodeled with tropical plants and ground cover.

Project: **Common Sewer Pipe**

Status: **Ongoing**

Due to continued drain blockages and back-ups in B Building, I’ve had our registered vendor (Maui Plumbing) complete a full assessment of the drainage systems of this building. As per the information given at the last meeting, it has been determined that *replacement* of these pipes is not a feasible option due to pipe depths, lengths, locations, and the large cost associated with excavation. An alternative solution of *pipe lining* has been proposed as the least expensive and most feasible option for this ongoing issue.

With regards to the whole property, the deterioration of the common drains will get to a point where pipe lining will not be possible, and much more invasive and costly pipe replacement will be the only option.

I highly recommend that a scheduled program of pipe lining be started at Hale Royale to insure the reliable operation of Hale Royales drains for the future. This would mean addressing the issue one building at a time, starting with the most urgent.

Mahalo - Leif Shafer-Honeywell