

## REQUEST FOR ACTION

<b>To</b>	The Collection Board of Directors			
<b>Subject</b>	Allowance of Doorbells for Collection Tower Units			
<b>Preparer</b>	Rodney Funakoshi, Unit 3610			
<b>Date</b>	October 9, 2017	<b>For Board</b>	x	<b>Action</b>
				<b>Info</b>

### EXECUTIVE SUMMARY

This is to request that doorbells be allowed to be installed next to the front door of our Collection Tower unit. I was surprised to learn that this is not permitted. We get deliveries frequently and most times cannot hear the knock on the door, as our unit has a hallway which does not open to a living area.

Assuming the prohibition is due to potential wall damage and aesthetics, doorbells these days are wireless and easily installed with a simple non-intrusive button on the wall next to the front door. Surely this can and should be permissible, perhaps with some design restrictions on the type/look and allowable location of the doorbell.

I would like to request that the Board consider how and what type of doorbells can be allowed to be installed for our units.

I am willing to volunteer on the committee that is assigned this Request for Action. Thank you.

### RECOMMENDATION

Allow doorbells to be installed by homeowners next to their front door, subject to design and installation specifications as approved by the Board.

### RATIONALE

Wireless doorbells are easily attached and non-intrusive. Doorbells are needed to enhance security and facilitate deliveries to units, as door knocking is not easily heard in the units. This would also reduce the number of packages which need to be left at the lobby desk.

<b>Exhibits</b> (If applicable)	<b>Index</b>	<b>Title</b>

**FOR BOARD USE ONLY**

**CERTIFICATE OF BOARD ACTION**

Approved	x	Declined		Noted		Returned		Deferred		Withdrawn
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**Stipulations**

Board approved a standard doorbell per RFA#33-2017 at the 11/30/17 Board meeting.

The design review cmte. stated doorstops are in violation of Association Rules and recommended an alternative to an exterior mounted door stop and hold open. While not recommending any specific type of hold open, there are products commercially available, such as door wedges and interior door openers which could serve as an alternative to the exterior mounted door opener.

**Coordinating Instructions**

**Distribution Instructions**

<b>Recording Secretary</b>	Howard Kam	<b>Action Date</b>	11/30/17	<b>RFA No.</b>	41-2017
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Stephen A. Fitzgerald  
600 Ala Moana Blvd #3710  
Honolulu, HI 96813  
September 7, 2017

Re: Issuance of 1<sup>st</sup> House Rule Violation Warning – Door Stop & Door Bell #3710

Board Secretary for the Board of Directors at the Collection

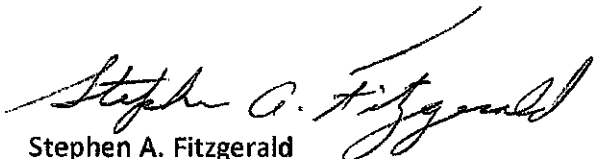
Attention: Kanani Chandler / Operations Supervisor  
600 Ala Moana Blvd  
Honolulu, HI 96813

Board Secretary:

I am writing this notice of appeal letter for the door stop and the door bell for my condo #3710. The door stop is a handicap aid. I am a totally disabled American Veteran and I use this door stop to assist me in entering my condo so the door will not close on my walker, or my portable oxygen concentrator or worse on me. If the door was to close on any of these it would cause extreme, unnecessary damage and harm to my equipment or to me. The door bell is a quality of life addition. I have an oxygen concentrator in my house that runs all the time when I am home. This oxygen concentrator is very loud and I can not hear anyone who knocks on the door unless they pound on it creating unnecessary noise for my neighbors. If anyone knocks and I can't hear them, then they have to call me on the phone, call my wife, or call downstairs to get the number to call me. If I don't have my phone nearby then they have to leave packages at the desk or they just leave a note on the door. This can create an unnecessary trip downstairs for me or try to schedule another time for them to come over. This can be very frustrating if it medical supplies that I need or maintenance work that is required.

I therefore request that these two items be approved by the Board. If you have any questions, please contact me at 808-772-6744.

Sincerely,

  
Stephen A. Fitzgerald



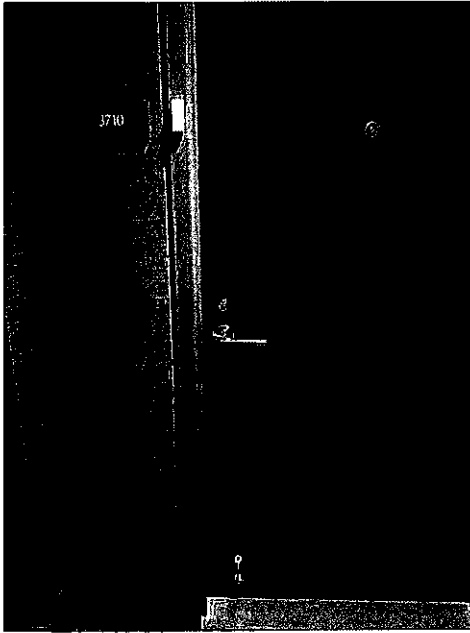
August 18, 2017

Jian Mei & Stephen Fitzgerald  
600 Ala Moana Blvd #3710  
Honolulu, HI 96813

**Re: Issuance of 1<sup>st</sup> House Rule Violation Warning – Door Stop & Door Bell #3710**

Dear Owner(s),

While on patrol, the Residential Specialists noticed your door stop and doorbell at the entrance of your residential unit. Please be advised that alterations or additions to the Residential Unit must gain written approval by the Board. Please remove the door stop and doorbell immediately. If you'd like to reinstall the door stop and doorbell, please submit your application (attached) for approval to the Management Office.



**Violation**

*The Collection Bylaws, Article 10. GENERAL PROVISIONS state in relevant part:*

**"10.5 Additions or Alterations by Residential Unit Owners.**

Except as set forth in the Declaration, no Owner shall make any addition or alteration in or to a Residential Unit without first complying with the requirements of this Section and securing the prior written approval of the Board."

**"10.5.1 Written Submission of Request for Approval and Requirement of Board Action.**

No Unit Owner shall commence work on any alterations or additions within a Unit until the Owner has submitted to the Board a written request (which may include plans and specifications if the Board so requires) and the Board (or a subcommittee of the Board established for such purpose) either approves the request in writing or the Board is deemed to have

approved the request as provided in Section 10.5.2"

**Authorization to Enforce**

*The Collection Bylaws Article 10 (General Provisions), paragraph 10.1 states:*

**"Rules and Regulations.** Each Owner recognizes the right of the Board from time to time to establish and amend such uniform rules and regulations ("Administrative Rules") as the Board may deem necessary for the management and control of the Project, including, without limitation, the Common Elements, the Limited Common Elements, and, if necessary for the protection of the Project, the Units, and the Owner agrees that the Owner's rights under the Declaration and Bylaws shall be in all respects subject to appropriate Administrative Rules consistent therewith, which shall be taken to be a part



hereof; **and the Owner agrees to obey all such Administrative Rules** as the same now are or may from time to time be amended, and see that the same are faithfully observed by the invitees, guests, employees and lessees of the Owner; and the Administrative Rules shall uniformly apply to and be binding upon all occupants of the Units. The following provisions shall govern the promulgation of the Administrative Rules authorized herein, which shall include the establishment of a system of fines and penalties." Emphasis added.

Failure to observe and follow the governing documents of the Association may result in progressive enforcement by the Association, including penalties, fines and reasonable attorney's fees incurred by or on behalf of the Association. If you wish to appeal, you may do so by filing a written notice of appeal with the Board Secretary and the reasons thereof within thirty (30) days after receiving this notice. Your written appeal should be sent to my attention at the address below within the aforementioned time frame. Failure to respond will leave the Board of Directors no alternative but to assume that the allegation is valid. Should you have any questions or concerns regarding this matter, please contact me at (808) 548-4555 or via email at ops@thecollectionhonolulu.com.

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in black ink that reads 'Kanani Chandler' followed by a stylized flourish.

Kanani Chandler / Operations Supervisor  
600 Ala Moana Blvd  
Honolulu, HI 96813  
Ph. # 808-548-4555

cc: Al Guzman, The Collection General Manager  
The Collection AOJO, Board of Directors