The Oka Tower Newsletter

Oka Towers has been one of Guam’s premium luxury residences since its inception in 1989. We have been hard at work repairing and improving the facilities beyond their original design. As you know, we have completely repaired and renovated the pool and BBQ pavilion, replaced and upgraded the elevator systems, overhauled and refitted the Jacuzzi, and began the opening of the Hobby/Recreation room. Feel free to make use of our new ground floor Recreation Room as we finish the interior. The new Hobby/Recreation Room houses a workroom designed for messy projects, crafts and hobby work. We are currently working on the third floor restrooms, which have been completely gutted. The rebuild includes all new vanities, dividers, new tile walls and a super sized utility sink. Even as COVID-19 has disrupted business and our personal lives, we, here at Oka Towers continue to maintain and improve the property. We have no date yet for the annual meeting which had to be postponed in March. We will keep you posted on the new schedules once the annual meeting date is determined. Enjoy! -Michael Torres & Joseph Mancuso

Oka Website Updates

Please visit our website at: http://www.okatowers.com to access official information on the project such as the new insurance policy for 2020-2023, information on existing rules and updates on house rules. Some of the most requested information includes: recreation and leisure facilities information, resident and vehicle registration, current house rules, barbeque pavilion reservations, documents for purchase and selling, insurance...
Our Management

Larry Mills
Maintenance Manager

Sal Rosario
Security Manager

Michael Torres
General Manager

Eugene Joshua
Maintenance

Graciano Villanueva
Maintenance

Joslyn Chinel
Housekeeping

Antonette Flores
Housekeeping

Henrietta Koo
Office Manager

Rudy Balbastro
Security

Joshua Donald
Security

Christian Rojas
Security

Junior Yanrum
Maintenance

Pius Tamow
Maintenance

John Faimau
Maintenance

Robert Ignacio
Landscaping

Ivan Gabriel
Security

Joe Santos
Security

Stan Torwan
Maintenance

Graciano Villanueva
Maintenance

Pets at Oka

We have been having some problems with pets doing their business in the stairways, on the driveways, sidewalks and on the grass inside the fence. This is unsanitary and a health code violation that the owner will be held responsible for regardless of any circumstances. Please be a responsible pet owner.

Effective immediately, there will be a One Hundred Dollar ($100.00) fine for each infraction. Continued infractions may require the permanent removal of the pet from the premises.

We ask that all residents comply with these rules and report and record any infractions to be forwarded to management for action.

Getting to Know The Oka Family

Dogs and Pets, Rules and Fines

♦ All dog “business”, including urination, should be done in the designated area, to the cleared area to the left, just outside the pedestrian gate. NO PET should EVER do their business inside the Oka Towers fence line for any reason. Regardless of where your dog does their business, You MUST clean up after your dog. We provide doggie waste bags at the gate.

♦ We understand accidents happen. In the even that you pet urinates or defecates anywhere in the building or on the grounds, you MUST immediately clean it up or be fined. You must thoroughly sanitize, rinse and flush all waste until the odors are completely controlled.

♦ No walking of dogs up and down hallways or stairways.

♦ No letting pets wander around the halls, stairs or grounds.

♦ Pets are not allowed on balconies unless accompanied by their owner.
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VA Loans
The process of securing VA loan approval for Condominium’s has been streamlined. As a result, we are working to get Oka Towers approved for those types of loans. The process is ongoing, and we will update you if we secure approval.

GPA Rebates
It is now possible for condominium residents to apply for the GPA energy sense rebate for qualifying appliances and equipment. The process from GPA is the same, but it requires a letter of authorization from Oka Towers. Please email or stop by the office to let us know if you need a letter, and we will provide you one ASAP.

PLumbing Notice
Our drainpipes here at Oka Towers are getting old, and many need replacement. The problems are found primarily in bathrooms and kitchens particularly with the horizontal drainpipes from toilets, tubs, and sink drains. Keep in mind that your drains all go through the floor into the overhead of the unit below. Any damage caused by leaks from pipes to the unit below are responsibility of the unit whose pipes the leak emanates from. This includes the pipes, ceiling, lights, and fans.

For this reason, if you have a leak going to the unit below which requires the removal of the ceiling, we strongly urge you to replace ALL the drainpipes that are exposed. We require that all drainpipe replacements be with PVC or ABS (plastics).

The reason we urge this is that it is much cheaper to replace a ceiling, fan and light ONE time, rather than doing it two or more times because new leaks appear. This has happened on several occasions, resulting in owners having to pay a 2 to 3 times as much.

Replacing you Door Lock?
The Approved Lock: A reminder that we have identified a lock set made by Schlage that works very well to cover original latch holes completely. It works both with a keypad as well as a normal key. These are available at Home Depot. Please note that alternative locks may not be compatible. Please use the approved lock to avoid problems.

Model # FE595CS PLY V ELA 626
Internet # 202255156
Store SKU # 183476
Schlage Plymouth Satin Chrome Elan Keypad Lever $139.00/each

Notice about Keys and Access
As per section 8.09 of the governing by-laws and section 3.1 of the house rules, the board of directors or the managing agent must retain a passkey/s for ALL apartment units, and mailboxes. The owner shall not alter any lock or install a new lock on any door leading to his apartment unit without the written consent of the board of directors or the managing agent. If such consent is given, the board of directors or the managing agent shall be provided with a key.

This is a safety issue that is also for your own protection and to prevent excessive damage to someone else’s unit as well as your own. This has occurred a couple of times during significant flooding and resulted in huge expenses. In the future, if warranted due to an ongoing emergency, the locks may be drilled out and replaced at the owner’s expense.
Friendly Housekeeping:

Cleaning up around our units

Public Area Rules. A reminder to clean up in front of your units!

The By-Laws and House Rules (see italics below) prohibit the use of all hallway, unit entrances, air-con compressor balconies and stairwells for any type of storage or decoration. This is being violated by a great number of people and is becoming unsightly. Those in violation will be provided one warning and given several days to remove the items. If the items are not removed, then the resident will be assessed an ongoing $50 penalty.

1) The balconies in the hallways where the AC compressors are located are not to be used for storage of any personal items. It is also a safety issue; you endanger yourself if you fall while retrieving something.
2) No portion of any hall or entryway is private space and cannot be decorated in any way. This includes doors, walls and railings.
3) No storage containers, chests, shoe racks, toolboxes, toys, watersports equipment can be left in halls or in public view.
4) What is allowed includes a door mat, one chair or stool, several plants in an area of 24” x 36” and a couple pairs of shoes.

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Obstructions
The sidewalks, entrances, passages, courts, public halls, elevators, vestibules, corridors and stairways of the building shall not be obstructed or used for any other purpose than ingress to and egress from the apartment units in the building.

Hanging displays
No article shall be placed in any of the halls, front doors, or on any of the staircase or tower landings, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors, windows or terraces or placed upon the windowsills of the building.

Use of common areas by children
Children shall not play in the halls, corridors, vestibules, stairways or in any of the exterior landscaped areas, other than the designated children’s playground. No garbage cans, ice chests, milk bottles, mats, surfboards or other articles shall be placed or caused to be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies, or placed upon the window sills, to cause distasteful general appearance of the building. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows, doors or balconies. Space allocation for plants in hallways not to exceed and area 24” x 36

Decorating common areas
No public hall or corridor of the building shall be decorated or furnished by any occupant in any manner including door hangings of any nature except those contributing to recognized holidays and should be removed within seven (7) days of the holiday. No blocking common elements: No apartment owner or occupant shall place, stores or maintain in the halls, stairways, walkways, corridors, grounds or other common elements of similar nature any furniture, packages or objects of any kind or otherwise obstruct transit through such common elements. No decoration to entrance without approval: No apartment owner shall decorate or landscape any entrance of his apartment or any other portion of the condominium except in accordance with standards therefor established by the Board or specific plans approved in writing by the Board.

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Coronavirus
Reminders
For the safety of all of our residents:
1. Please continue to use a mask at all times when you are anywhere in the building or where you will encounter other residents.
2. Please avoid too many people in the elevator. If possible only one household per trip would be appreciated.
3. Please use social distancing of 6 feet in public areas

Oka has been fortunate

lets keep it that way!
Oka’s Market Leading Facilities

Employee of the Month for March

Larry Mills
Our maintenance manager is one of the hardest working people at Oka. Starting his day at 6 am to make sure that all mechanical systems are working, he can be found handling every after-hours and weekend emergency. We all owe many many thanks!

Employee of the Month for April

Eugene Joshua
The longest employed person at Oka Towers, Eugene has really stepped up and pitched in whole heartedly during this crisis. His institutional knowledge is one of Oka’s greatest assets.
The Oka Vision: Future Improvements

- The Jacuzzi is being mechanically upgraded and will re-open soon
- Solar area spots lighting are been added around the property for safety and cosmetic appeal
- Water blasting of the building exterior will begin soon
- Work will continue in the Pool and Hobby Room in the coming months
- Many more to come, please follow the website at http://www.okatowers.com!

Enjoy!