



A Publication of the AOA of Hawaiiki Tower, Inc..

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AND
NUMBERS**

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Trung Quach, Treasurer
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director
- Cheryl Richards, Director

このニュースレタには、お住まいに□する大切な情報が記載されています。
必要な場合、□してもらってお□みください。

2016 ANNUAL MEETING

The annual meeting of the AOA of Hawaiiki Tower, Inc. was held on February 27th at 6:00 pm in the level 3 lobby.

The meeting business was conducted efficiently and professionally.

The membership voted on candidates to fill three seats on the Board of Directors. Nominees for the three seats were Sachi Braden, Alies Mohan and Cheryl Richards. The membership voted to elect all three to the Board. All three will each serve a three year term.

The Association thanks these three candidates for their willingness to contribute their time and expertise to help Hawaiiki maintain and enhance it's position in the Honolulu Community Association market.

**ANNUAL PRESIDENT'S MESSAGE
As Presented at the Annual Meeting**

Good evening. My name is Pat Kawakami and I am the president of the Hawaiiki Tower Board of Directors. On its behalf, I'd like to welcome you and thank you for taking the time to join us this evening.

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The annual audit was not prepared in time for this meeting. It will be mailed to you at your request and available for review in the administrative office once it is received from the accountant.

Annually, fluctuating electricity costs, sewer fees and insurance costs tend to have the largest effect on our budget. We were fortunate in 2016 as electricity costs remained stable, enabling us to be \$105,000 under budget which went directly into our reserve fund. Our challenge is always to find innovative ways to control expenses while maintaining our superior level of service, enviable maintenance fees and high property value. To date, we show a cumulative savings from our energy efficiency programs of more than \$9.6 million.

As our building ages, there are a number of scheduled maintenance items

(Continued on page 2)

PRESIDENT'S MESSAGE (cont'd)

(Continued from page 1)

that need to be performed. The largest expense in 2016 was the painting of the interior of the building. An estimated \$277,000 was saved by having our staff perform the job. The exterior of the building will be done in 2017-2018 by a hired contractor because of the extensive equipment and time it will take to complete. Also on the schedule is new recreation deck furniture.

This and other maintenance to our common elements is scheduled for a number of reasons:

- It eliminates unexpected replacements and breakdowns
- It keeps costs down because repairs are not made on an emergency basis.
- It extends the lives of expensive common elements and reduces reserve fund requirements.
- It stops problems before they occur.

Our building is 18 years old and the success and cost savings we have enjoyed is in large part due to our maintenance supervisor Kevin Donohoe and his staff. Our staff turnover is low and we continue on-going advanced training for many of the individuals. We also provide pay incentives on a special project basis for the advanced skilled work. This has meant that a considerable amount of work can be done in-house, saving the association an estimated \$325,000 last year alone. A well-maintained and managed building enables us to control the rise in our maintenance fees.

Real estate activity in Hawaiki is quite good. The inventory of properties for sale and owner turnover are low which reflect the desirability of our project and owner satisfaction. The average selling price per square foot on the Diamond Head side is currently \$1097 and there are no active listings on the Ewa side of the building.

A large part of our success as an association is due to the tireless efforts of Paul and Rheva. They manage not only the day-to-day and upcoming activities and projects but do so in a manner that does not negative-

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ly impact the ownership and minimally, the staff. They work in harmony with the board to insure the smooth running of this building. Thank you, Paul and Rheva.

Before I close, I would like to take this opportunity to express our appreciation to the members of the Board for their dedication and commitment; they consistently set aside personal agendas and willing work for the betterment of the whole association. Our Board of real estate professionals, small business owners, a property management executive, a physician, a developer and a finance executive bring a variety of experience and perspective which is very beneficial to the managing of Hawaiki Tower. We are also assisted by owners who, while not members of the board, willingly share their expertise.

Thank you.

SURFBOARD STORAGE POLICY CHANGE

Beginning May 1, 2017 the surfboard storage areas will be cleared out and re-inventoried. It has been 18 years since this has been performed. With the increased popularity of Stand Up Paddling (SUP) we have more requests for board storage than we can accommodate and we know that many, many of the boards in storage are never used, boards of non-residents, abandoned, etc. These old and unused boards are taking up space that prevents others from storing a board that may actually be used.

Transition:

The racks at level 1 in the storage room are going to be rebuilt. The Association needs a few days to accomplish this. If you have a surfboard stored in the level 1 storage room and want access to it at all times during the construction, it is mandatory that you make arrangements with security to remove your board and have it stored elsewhere temporarily. If you don't make arrangements with security or don't need access to it for a few days, the Association will temporarily store it in a secure, inaccessible location. Folks with SUP boards in the level 2 rack will have to remove their personal locks by May 15 and have it replaced with a lock provided by the Association. After May 15 we will cut any remaining locks, remove the boards and store them in an inaccessible location. In the future, it will be mandatory to call security to obtain any board from a common area rack or room.

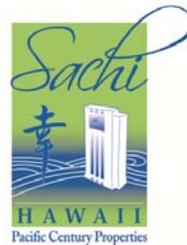
New Policy:

In an effort to accommodate everyone, new policies for surf and paddle board storage will take effect May 1, 2017. Storing a surfboard or paddleboard in any location at Hawaiiki Tower will cost \$10 per month per board. Payment shall be made through SurePay automatic payment system. Tenants shall coordinate with their landlords to set this up. Written authorization to start and stop SurePay payments is required.

Surfboard storage racks in Waikiki cost \$75 per month per board and many of the self-storage facilities around our neighborhood are charging \$50 per board per month.

The level 1 storage room will store short boards and long-boards. The level 2 stand up racks will ONLY store SUPs, even if there are empty spaces. SUPs will not fit anywhere else.

We will begin the process of removing boards and any other equipment stored in the room May 1, 2017. All boards will be retained until January 1, 2018. After January 1, 2018 if a board is unclaimed it will be considered abandoned property and disposed of in accordance with state law.



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Surfboards are NOT allowed to be transported in the elevators and through the tower building. Occupants are not allowed to store surfboards in their apartments and carry them in and out when they use them. Occupants are allowed to permanently store their boards in their apartments.

SECURITY ISSUES

As much as we would like to be, the Association can never be free of crime. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their neighbors, for guests of residents to commit crimes and for employees to commit crimes. As a result, the Association is not and can never be free of crime and cannot guarantee your safety or security. You should NOT rely on the Association to protect you from loss or harm—you should provide for your own security by taking common sense precautions such as carrying insurance against loss; keeping your doors closed and locked; refusing to open your door to strangers; asking workmen for identification; installing a security system; locking your car and bicycle; etc. Please report any suspicious activity immediately to security (589-1347) or the Honolulu Police Department (911).

HAWAII IMPROVEMENT PROJECTS

Coming soon will be new recreation deck furniture. We ordered new tables and chairs for the BBQ areas, chaise lounges and pool side tea tables for the pool and a few chairs and tables for the pool. We should have this new furniture installed before the summer season.

The next large project will be the repainting of the building. We are in contract negotiation at the moment and expect the painting to begin in the fall. The entire exterior of the tower and garage will be painted. The color scheme will remain the same.

During the building painting areas of the recreation deck, level 3 and ground floor will be periodically cordoned off to protect passersby and the work in progress. Please respect all barricades. They are placed for your safety.

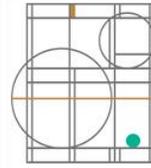
FREQUENTLY ASKED QUESTIONS (FAQs)

Q: Where can I buy air conditioner filters for my apartment?

A: Air conditioning filters are available in the Administrative Office. Two types of filters are available. A fiberglass filter and a pleated filter. The fiberglass filter and two algae tablets cost \$10 per set. The pleated filter and two algae tablets cost \$15 per set. If you want to purchase the algae tablets separately, they cost \$5 for two. If you want to purchase the fiberglass filter separately it costs \$5. If you want to purchase the pleated filter separately, it costs \$10.

Q: What's the deal with these fobs and cards?

A: Fobs and cards are available in the Administrative Office for \$25. These devices do not last forever. If you have an old fob or card that dies or a card that has fallen apart, you can't exchange it for a new one. We are happy to accept functional fobs and cards in good



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condition and offer a deposit refund, if we can reuse it. If it is so old and beat up that you don't want it, we don't either. Fobs and cards can die for any number of reasons. The cards and fobs have a coil of copper wire inside of them that a code number is embedded into. This coil produces a magnetic field that the card readers pick up and transmit to the computer in the security office. That is how each card is authorized for access through a door. If the magnetic filed in the fob or card is disrupted somehow, the card or fob will quit working.

Q: Where can I obtain an air conditioner float valve?

A: Air conditioner float valves are available in the Administrative Office for free. We give them to owners to encourage them to install them. This device turns the air conditioner off before the condensate drain pan begins to overflow and flood your apartment and the apartments below. It is a safety device to minimize potential liability. It is highly encouraged that owners take advantage of this free product and have it installed.