



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

**IMPORTANT NAMES
AND
NUMBERS**

- Paul McCurdy, Resident Manager
Tel: 589-1344 Fax: 589-1346
email: office@hawaikitower.org
- Web Site: www.hawaikitower.org
- Ed Robinson, Property Manager
Tel: 593-6833 Fax: 447-5120
- Security Office: Tel: 589-1347

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 2016 annual meeting of the AOA of Hawaiiki Tower, Inc. will be held on March 28th at 6:00 pm in the level 3 lobby. Registration will begin at 5:30 pm.

No special amendments or action items are on the agenda for the meeting. The usual resolution on assessments and the election of directors are on the agenda. Three Board seats are up for re-election—incumbents Pat Kawakami, Douglas Hung and Linda Keller. The membership needs to vote to confirm any appointment and elect new board members.

Anyone wishing to run or make a nomination for election should submit a statement stating their or their nominee’s qualifications and reasons for wanting to serve on the board. The statement is limited to black text on white paper not to exceed one single-sided 8-1/2” X 11” page, indicating the owner’s qualifications to serve on the board.

Please Return Proxies

Please keep an eye on your mail and be sure to return the proxy as soon as possible. We need to obtain a quorum (more than 50% ownership represented) to conduct the meeting and we incur additional expense each time we have to mail out additional proxies to obtain the quorum or defer the meeting due to a lack of quorum.

Inside this issue:

Nordstrom Expansion	2
Shirokiya Expansion	3
Employee Gratuity Fund	3
Holiday Gathering	3
What’s New in the Neighborhood (cont’d)	4
FAQ’s	4

WHAT’S NEW IN THE NEIGHBORHOOD?

Ala Moana Center’s multi-level 650,000 square foot expansion is now open! The Ewa Wing Expansion includes the opening of a 167,000 square foot Bloomingdale’s department store, large format retailers, dining, entertainment, 200,000 square feet of inline retailers and an additional 1,000 parking spaces in the Mauka Ewa Parking Structure. The project will also include the opening of a 186,000 square foot Nordstrom department store and a 47,000 square foot Foodland Farms in 2016.

A refreshing of Ala Moana is complete and includes new finishes, lighting and paint treatments throughout the Center as well as a sun shade in the Nordstrom Wing.

(Continued on page 4)

NORDSTROM EXPANSION

Nordstrom will phase out its popular Marketplace Cafe that it's now operating on the ground floor of its current store and roll out two new restaurants in its Ala Moana Center Ewa Wing location that's slated to open in March.

"When we go through remodels or relocations of our stores, we love to just update and offer customers something new," Nordstrom spokeswoman Brooke White told PBN on Friday. "It's the same quality of food and it'll probably have a very similar feel, so if we're disappointing customers, I'm sure our restaurant team could listen to what they want on the menu and we can always adjust as necessary. But we work hard to just keep our stores updated and fresh while giving customers new options."

What will take Marketplace Cafe's place in the new 185,000-square-foot department store now under construction as a part of Ala Moana Center's \$573 million Ewa Wing project is an approximately 5,500-square-foot restaurant called Ruscello, which will feature Mediterranean and Italian-inspired cuisine.

The restaurant, located on the top floor of the three-level complex, is currently featured in only two other Nordstrom stores and offers appetizers, salads, sandwiches, brick-oven pizzas, pastas, entrées and house made desserts.

When it opens with the department store on March 11, 2016, it will be the Seattle-based company's fifth Ruscello location. "We look at it on a market basis and think Ruscello would be a great way to update our offerings," White said. "Certainly, our goal is to offer something new and fun."

The new Nordstrom location will also feature a 930-square-foot casual lounge concept on the second floor called Habitant, which will have wine and cocktail selections along with prepared salads and sandwiches.

That concept, which is currently offered in three Nordstrom department stores, will be the company's fifth location when it opens next year.

"Although it is only offered in three stores, it has been very popular, so we wanted to bring that to our new Ala Moana location as well," White said.

Meanwhile, Nordstrom will move its Ebar concept, featuring specialty coffees and gelato from the Honolulu-based La Gelateria, into a 900-square-foot space into the first floor of the new location.



**HAWAII TOWER
SPECIALIST**



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◆

Iku S. Honda (R) — Bilingual in Japanese
Vice President, Previews Property Specialist
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Email: ikuh@cbpacific.com



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PACIFIC PROPERTIES

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1314 S. King Street, 2nd Floor, Honolulu, HI 96814

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Still under construction is the condominium development Park Lane.



SHIROKIYA EXPANSION

Shirokiya Holdings Inc. will more than triple the size of its food court and beer garden when it opens a \$35 million Japanese food village next year on the ground floor of the new expanded Ewa wing at Ala Moana Center.

The 55,241-square-foot project, scheduled to open June 1, will be modeled after a traditional Japanese town reminiscent of “old Kyoto,” the former imperial capital of Japan, with about 60 different shops, restaurants and new entertainment areas.

“It’s a fabulous idea because it gives an entertainment component to that dead area and will draw people to an area that they would not normally go,” said Honolulu real estate analyst Stephany Sofos. “That particular (area) will do fine because it’s comfortability for Asians and it’s a novelty for non-Asians. It’s something to go to and try and it will also (help) all the people around it. They will piggyback on it because there will be additional traffic, so it’s brilliant for that location.”

The longtime Ala Moana department store has about 40 potential vendors from Japan that are waiting to sign lease agreements, said Daisuke Mori, project coordinator.

HOLIDAY GATHERING

On December 18th at 5:30pm the AOA of Hawaiki Tower, Inc. sponsored a Holiday gathering for the residents of Hawaiki Tower.

A pleasant evening was had by all, enjoying good food and conversation and getting to know each other better. If you missed the event, please be sure to mark your calendar for the next one. Hope to see you there!

Sachi Hawaii • サチハワイ

Looking to

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your

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English & 日本語: **(808) 596-8801**
info@sachihawaii.com



EMPLOYEE HOLIDAY GRATUITY FUND

On behalf of all the employees of Hawaiki Tower, I want to thank everyone for their generous contributions to the holiday fund.

All of the gifts, both financial and consumable, are appreciated. The employees working at Hawaiki Tower are grateful for your support and expressions of appreciation. It means a lot to everyone to be recognized.

To all of the vendors that made contributions of merchandise, gift cards and other items, we thank you and value the working relationships we’ve developed. We hope our relationships continue to develop to improve our collective efficiency and effectiveness.

Have a happy and prosperous 2015!

NEIGHBORHOOD (cont'd)

(Continued from page 1)

Residents at Hawaiki are quite pleased the construction is complete, noise levels are reduced, traffic patterns are normalizing, and once Foodland opens, a showcase grocery store will be directly across the street. Yay!

The flagship Foodland grocery store will include The Coffee Bean & Tea Leaf; its largest R. Field Wine Co., offering gourmet food, wine and cigars; a Foodland Pharmacy; an in-store bank; and an expanded selection of freshly made items, local produce and organic food, to compete with the planned 55,000-square-foot Whole Foods Market scheduled to open in Kaakaoko in 2018.

In addition to the popular poke bowls, Foodland Farms will offer made-to-order sandwiches, pizzas and paninis; a kim chee bar; fresh fish and other seafood; as well as plate lunches and party platters.

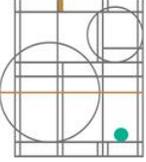
The much larger store will allow the supermarket to offer a complete selection of groceries so that customers can shop at one place, unlike the old location, which had limited offerings compared with most Foodland stores.

The supermarket plans to provide a "will call" service for customers to have their groceries held for pickup at a later time while shopping at other stores in the mall. Shoppers will be able to pull into designated parking stalls in front of the store and have their groceries brought to their cars.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q. Why don't the security officers have keys to assist us in gaining access to our apartments whenever we lose our keys or lock ourselves out?

Answer: The Board of Directors decided to not hold individual apartment keys. The reason for this is to limit the potential liability of the Association for claims made against it as a result of having keys to apartments. Residents are asked to make alternative ar-



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rangements with neighbors, friends, or others to hold a spare key for them, just as they would if they lived in a single family home.

Q. Can Hawaiki Tower staff help me install or repair something in my apartment?

Answer: No. Hawaiki Tower employment policies prohibit staff members from working for residents in their apartments. This applies to the time employees are on or off duty from their normal working hours at Hawaiki. Hawaiki Tower's workers' compensation and liability insurance do not protect the employee or the Association when an employee works for an owner in an apartment.

Q. How do I obtain the insurance information my lender requires?

Answer: An insurance summary is available online or from the Hawaiki Tower administrative office. Download it from the internet, stop by the office for a copy or we can fax one to you or your lender.

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PLUMBING SPECIAL INSERT

Read this and provide to plumbers BEFORE working on plumbing

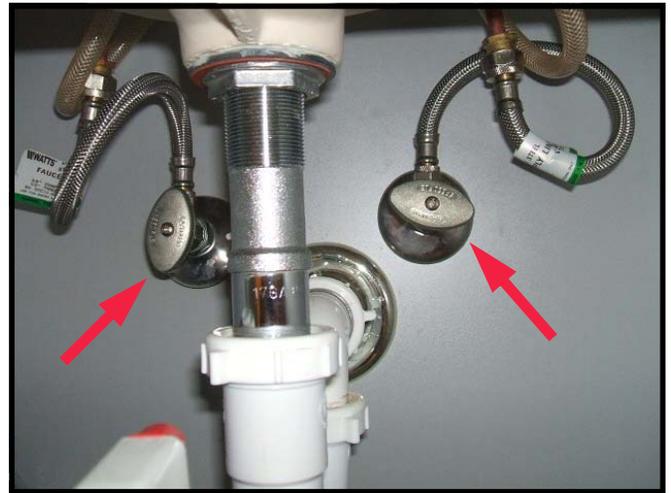
This insert is provided to assist apartment owners and occupants to prevent accidents. Please keep it in a handy location and provide it to your service personnel BEFORE they be-

gin work.

Within the last few years, on too many occasions, a homeowner or contractor working for an apartment owner, has broken a pipe. This occurs accidentally. There have been no occurrences of the pipes breaking suddenly unless they are being manipulated by an owner or contractor. When they are broken, the consequence can be disastrous. Water comes out quite violently and under high pressure. If the water is not turned off immediately, serious water damage will occur to your apartment and your neighbors below.

The photos to the right illustrate the locations of the pipes that can break. This can occur when an owner or contractor tries to close the angle stop valve to isolate the water supply to make a repair or replacement. These valves are rarely, if ever, exercised. If they are not exercised, they become stuck. If it is stuck, when too much pressure is applied to the handle trying to close the valve for the first time in many years, the pipe behind the valve can break. Never force the valve handle. If it doesn't turn easily with slight pressure, be sure to hold the base of it with the other hand or a tool. It is always best to isolate your main water supply BEFORE attempting to close the angle stops or make repairs.

The most important thing to know if a pipe breaks is the location of the main water supply shutoff valve to your apartment fixtures. In most apartments



These valves need to be exercised. The plastic pipe is behind the valve inside the wall. If the valve handle does not turn easily, the plastic can break.

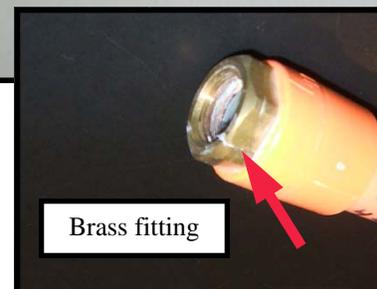


(apartment types 1 thru 9), an access panel like the one shown to the right, is located in one of the bathroom ceilings (occasionally it may be in the ceiling of the washer/dryer closet). In apartment types 10 and 11, access panels and valves are located in each bathroom. You need a common tipped screwdriver to open the access panel. Once the panel is opened, you may need a step stool to reach inside and turn the valve handle to close the water supply. These valves isolate the water supply to all the bathroom fixtures. They do NOT isolate the kitchen, the refrigerator ice maker, or the washer/dryer water supply.

The kitchen, ice maker and washer/dryer can be isolated by informing security, maintenance or management. The shutoff valves for these fixtures are located up in the ceilings of the common area hallways at floors 6, 16, 26, 36 and 44. Turning these off stops water in ten apartments below these floors. It is best that building staff is called to perform the task of closing the valves BEFORE work is performed. The internal apartment kitchen sink, ice maker and washer/dryer water supply lines are made out of copper and are not likely to break.

The pipes that can develop leaks are the sprinkler head fittings. The sprinkler head itself does not leak, rather it is the brass seat the sprinkler head fits into that develops a crack. The photos at the right illustrates a typical sprinkler head. The photo below it illustrates where the leaks typically develop. This fitting is just inside the wall. We have over 3,000 sprinkler heads in Hawaiki. In the past ten years about ten (10) fittings have developed leaks. It cannot be over-emphasized how important it is for absentee homeowners to have an agent check on their apartment frequently. If someone is living in the apartment, it is likely the leak will be discovered quickly before much damage occurs. These types of leaks occur very slowly. It is usually not more than a few drops per minute. BUT, if an apartment is left for months without someone checking on it and the leak continues, the water damage can be very extensive.

Our insurance policy does not cover water leaks that continue for more than fourteen (14) days or are the result of an owner or contractor breaking a pipe while performing maintenance. This is another reason why it is so important that EACH apartment owner purchase their own insurance. When these types of leaks occur, not only does the building sustain damage, personal property can be damaged too. The Association's insurance policy never covers damage to personal property.



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TRANSIENT VACATION RENTALS (less than 180 days) NOT PERMITTED AT HAWAIKI TOWER

The Board of Directors is issuing this special insert to the newsletter to inform all owners that renting apartments in Hawaiki Tower for less than 180 days is against state law.

Hawaiki Tower is located in the Mauka Area of the Auahi Neighborhood. This area is NOT governed by the Land Use Ordinances (LUO). It is governed by the Hawaii Community Development Authority (HCDA).

According to the HCDA Mauka Area Rules, vacation rentals, otherwise known as 'transient accommodations' are not considered Residential Use and are not permitted under the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules ("HAR"). In addition, the Chapter 130-2 Classification of Condominiums, City and County of Honolulu Rules and Regulations of the Department of Budget and Fiscal Services, further clarifies that Residential Use specifically excludes the use of the unit as a transient vacation unit or for time sharing.

Accordingly, effective immediately, apartments in Hawaiki Tower MAY NOT BE RENTED FOR LESS THAN 180 DAYS.

Grace period: The Board of Directors realizes that this is a significant change for some owners who have offered their apartments for rent for less than 180 days and may have tenants who have made commitments to rent in the future. In consideration of these prior arrangements made in good faith, the Board of Directors is granting a grace period until May 31, 2016 for owners to complete the commitments previously made. After May 31, 2016 apartments may not be rented for less than 180 days and violation will be reported.

Notices of violations (NOV) and administrative penalties relating to the enforcement of the HCDA's community development districts are administered pursuant to the Rules of Practices and Procedures. Owners who continue to rent their apartments for less than 180 days can expect the Association to report the violation to the HCDA. In addition, the Association may pursue legal action against the owner to stop the illegal activity from continuing.

Copies of the letters from HCDA are attached and included for your reference.



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



Ref. No.: PL GEN 1.19

December 29, 2015

Mr. Paul McCurdy
Resident Manager
AOAO of Hawaiki Tower, Inc.
88 Piikoi St.
Honolulu, HI 96814

Dear Mr. McCurdy:

David Y. Ige
Governor

Re: Transient Accommodations

John Whalen
Chairperson

This is in response to your request for confirmation that vacation rentals in the Mauka Area of the Auahi Neighborhood are prohibited and that the minimum period of time for letting an apartment is 180 consecutive days.

Anthony J. H. Ching
Executive Director

Vacation rentals, otherwise known as 'transient accommodations', are not considered Residential Use and is not permitted under the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules ("HAR"). The definition of transient accommodations is provided in §18-237D-1-07, HAR. Transient accommodations is defined as, *the furnishing of a room, apartment, suite, or the like which is customarily occupied for less than one hundred eighty consecutive days for each letting by a hotel, apartment hotel, motel, condominium property regime or apartment as defined in chapter 514A, Hawaii Revised Statutes, cooperative apartments, or rooming house that provides living quarters, sleeping, or housekeeping accommodations, or other place in which lodgings are regularly furnished to transients for a consideration.* In addition, the Chapter 130-2, Classification of Condominiums, City and County of Honolulu Rules and Regulations of the Department of Budget and Fiscal Services, further clarifies that Residential Use specifically excludes the use of the unit as a transient vacation unit or for time sharing.

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 587-0299

E-Mail
contact@hcdaweb.org

Web site
www.hcdaweb.org

We note that 'Group Home', a use classification pertaining to the use of any single-family residence or dwelling unit for a group residence where residents pay a fee or other consideration to the group home operator in return for residential accommodations is a permitted use. A group home includes a boarding home, a rooming house, as well as a group residence for the elderly, or mentally or physically disabled or handicapped persons, or other persons in need of care and supervision.

Transient Accommodations
December 29, 2015
Page 2

Notice of violations (“NOV”) and administrative penalties relating to the enforcement of the HCDA’s community development districts are administered pursuant to the Rules of Practice and Procedure, §15-219-99, Issuance of Notice of Violation and Intent to Impose a Citation. Complaints or violations can be submitted via letter, email or phone call to HCDA for verification. If possible, please provide the following information when filing a complaint or potential violation:

1. Description and Nature of Violation
2. Address of Violation
3. Any other pertinent information, including dates of violation and names of violator.

Upon determination of a violation, the Executive Director may issue a NOV and intent to impose a citation. Information on NOVs is attached for your reference.

Should you have any questions, please contact Deepak Neupane, Director of Planning and Development at 594-0300.

Sincerely,



Anthony J. H. Ching
Executive Director

AJHC/DN/ST:ak
Enc.



HAWAII COMMUNITY DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Anthony J. H. Ching
Executive Director

547 Queen Street
Honolulu, Hawaii
96813

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Facsimile
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E-Mail
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Web site
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Notice of Violation and Citation EXPLANATION & INSTRUCTIONS

You have received a **NOTICE OF VIOLATION AND CITATION** ("Notice"). The structure and/or premises referenced on the Notice as **Address of Violation** and **Tax Map Key** was inspected by the Hawaii Community Development Authority ("HCDA") and a violation of the Kakaako Community Development District Mauka Area Rules, Chapter 217, Hawaii Administrative Rules, was found. The violation will be enforced pursuant to Section 206E-22, Violations and penalty, Hawaii Revised Statutes, as amended.

You are ordered to cease and desist from the violation and immediately correct the violation, at your own expense, as indicated in the **How to Correct Violation** and before the **Deadline Date** as specified in the Notice.

If the Notice is issued to more than one person, each person shall be jointly and severally liable for the full amount of any fines imposed by the Notice and any additional penalties as described below.

Corrective action must be completed by the **Deadline Date**. On completion of corrective action, you are responsible for contacting the HCDA Contact Person listed on the Notice at 594-0300 to verify the corrective action.

If corrective action has not been completed by the **Deadline Date**, a **Fine** will be assessed, as indicated on the Notice. In addition, a **Daily Penalty** will be assessed from the **Deadline Date** until corrective action is completed.

Additional **Daily Penalties** shall be determined from the following schedule:

	Penalty for Each Day after Deadline to Correct Violation					
	1-90 Days	91-180 Days	181-270 Days	271-360 Days	361-450 Days	More than 450 days
Daily Penalty	\$50	\$100	\$200	\$300	\$400	\$500

Violators shall be liable for all administrative costs incurred by the HCDA in processing and levying the penalties set forth in Subchapter 6 of Chapter 15-219, Administrative Procedures Relating to the Enforcement of the Administrative Rules of HCDA's Community Development Districts. Costs shall include but not be

limited to the cost incurred in the preparation of notices, the collection of fines and the appeal of violations.

Checks are payable to the HCDA and should be mailed or delivered to:

**Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813**

Appeal Procedures:

The Notice of Violation and Citation shall become final on the **Deadline Date** for corrective action. On or before the date, any person(s) served with the Notice may appeal the Notice to the HCDA in accordance with Subchapter 2 of Chapter 15-219, Hawaii Administrative Rules. However, an appeal to the HCDA does not stay any provision of the Notice, including the imposition of the **Fine, Daily Penalties** and administrative costs.

The appeal must be received within 30 calendar days from receipt of the Notice, and must be made in accordance with the Subchapter 2 of Chapter 15-219, Hawaii Administrative Rules. Failure to comply with the Subchapter 2 of Chapter 15-219, Hawaii Administrative Rules, may result in the dismissal of the appeal. Copies of the applicable Hawaii Administrative Rules are available for inspection at the HCDA. Essentially, Subchapter 2 of Chapter 15-219, Hawaii Administrative Rules, require that a petitioner must demonstrate that the Executive Director's action was based on an erroneous finding of a material fact or that the Executive Director had acted in an arbitrary or capricious manner or had manifestly abused his discretion.

Address the appeal to:

**Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813**

Variance Procedures:

Variance procedures are also available as prescribed in Section 15-217-82 Mauka Area Rules. An application for variance shall not affect, delay any administrative proceedings or suspend the imposition of the **Fine and Daily Penalties** initiated under Subchapter 6 of Chapter 15-219, Hawaii Administrative Rules.

Repeated Violations:

Please be advised that in the future, if there is a violation of the Mauka Area Rules and the same violation as indicated on the Notice, the violation will be considered a repeated violation and you will be subject to an immediate **Fine** in excess of the amount indicated above, pursuant to Section 15-219-101, Administrative Fines.

This matter may be referred to the Department of the Attorney General of the State of Hawaii for civil remedy and/or criminal prosecution.

If there are any questions regarding the meaning of the Notice of Violation and Citation or the corrective action required, please contact the HCDA at 594-0300.