



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
- Trung Quach, Treasurer
- Alies Mohan, Secretary
- Douglas Hung, Director
- Sachi Braden, Director
- Eugene Ng, Director
- Cheryl Richards, Director
- Linda Keller, Director

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

2014 ANNUAL MEETING

The annual meeting of the AOA of Hawaiki Tower, Inc. was held on March 31st at 6:00 pm in the level 3 lobby.

The meeting business was conducted efficiently and professionally.

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

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

ANNUAL PRESIDENT'S MESSAGE As Presented at the Annual Meeting

Good evening, everyone. Thank you for taking the time to join us tonight.

Every year I begin my remarks by talking about the items that most affect our budget -- fluctuating electricity costs, sewer fees, insurance cost.

In order to control and minimize the inevitable rise in our maintenance fees, our priority is to always be alert for new and innovative ways to do things. To this end, in 2013 the hallway light fixtures in the tower were replaced, reducing our electricity consumption by 7% or about \$50,000 per year. Over the last 15 years, we have reduced our energy consumption by over 57% with no loss of the services that are provided to owners. Hawaiki also realizes on-going energy cost savings from the various energy retrofits that were implemented over the years. In 2013 alone we experienced a savings of over \$1 million which translates into a 30% savings in maintenance fees (about \$200 per unit per month). Overall, we enjoy a cumulative savings from these energy efficiency programs that exceeds \$7 million.

As part of our regularly scheduled capital replacements, the tower carpet-

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PICTURE PERFECT: SMARTPHONE PHOTOGRAPHY TIPS

With the advent of smartphones, it's easier than ever to take and share photos. Here are 10 tips for making the most of every photo opportunity:

Perfect your lighting

Use natural light whenever possible, with the sun behind you or over your shoulder. When shooting indoors, find the brightest spot in the room and position your subject directly under it.

Forget the flash

Because the duration of a smartphone's flash is too long, it doesn't freeze the action in a frame the way a traditional flash does. This results in blurry and poorly lit images. Unless you have no other option, avoid the flash and look for more creative low-light solutions.

Compose your shot

Avoid placing your subject dead center—you create more visual interest if you vary your composition. Keep the horizon as straight as possible unless you are intentionally shooting an angled shot.

Move in close

Small details can often make a photo more interesting—move in when shooting. Avoid using the zoom feature—it enlarges pixels but does not bring your subject closer.

Stay steady

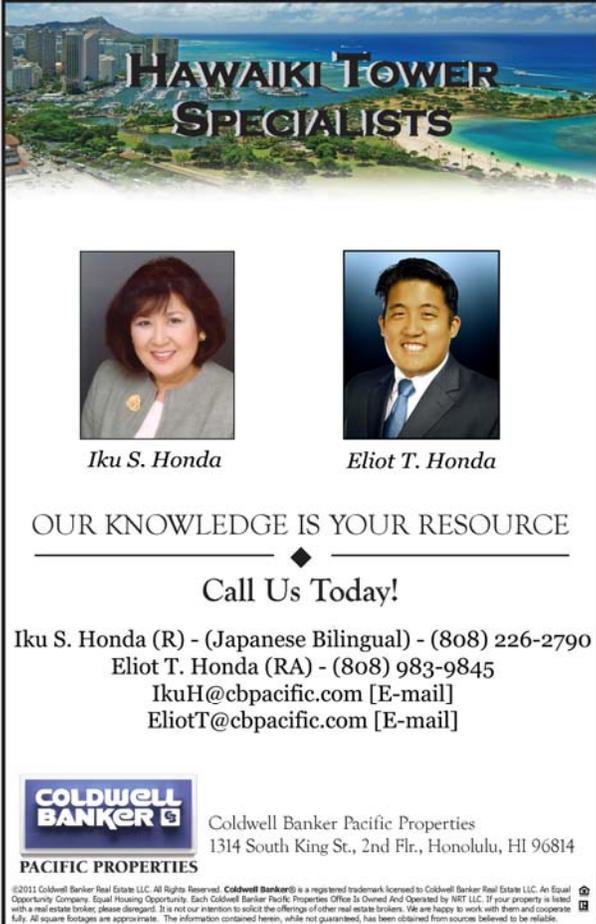
Your photo's clarity depends on how steady you keep your phone, so support your device with your palm, keep your grip firm and lean against a wall or other support when shooting.

Tap, then snap

Just before taking a photo, tap your subject on the touchscreen—on most smartphones, this will adjust the lighting and focus on the subject.

Use HDR

Turn on the HDR (high dynamic range imaging) setting to enable your device to take two photos—one that fo-



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COLDWELL BANKER Coldwell Banker Pacific Properties
 1314 South King St., 2nd Flr., Honolulu, HI 96814
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cuses on bright areas and one that focuses on dark areas—and merge them for an optimal image.

Keep it clean

Chances are your smartphone gets a lot of use and a lot of smudges, so use a Q-tip to gently clean your lens periodically.

Rein in the rays

To remove glare and soften harsh lines and shadows in outdoor shots, hold a sunglass lens over the camera lens as close as possible.

Style and share

There are a wealth of apps for editing your digital images, so use them! Instagram, Hipstamatic, Retro Camera and Vignette are just a few of the popular tools for perfecting (and sharing) your pictures.

DON'T CALL US!

If you're tired of being interrupted by telemarketers who make incessant calls to your home or mobile phones, the National Do Not Call Registry can help. Managed by the Federal Trade Commission, this free service allows you to add your personal phone number to its database, in turn limiting the number of unwanted calls you receive. Once you register your number, telemarketers have 31 days from your registration date to stop calling you; your number also remains on the registry until you remove it or discontinue your phone service.

Adding your number to the registry will stop most telemarketing calls, but not all. Calls from or on behalf of political organizations, charities and surveyors are still permitted, as are calls from companies with which you have an existing business relationship or have given prior written permission.

To add your number to the registry, call toll free (888) 382-1222 from the phone you want to register or visit www.donotcall.gov.

TIPS FOR SAFE SUMMER SWIMMING

Nothing says summer vacation like warm days spent at the pool or a quick weekend retreat to the beach. Whether you're jumping waves in the ocean or splashing around in a pool, these tips from the Federal Citizen Information Center will help keep you and your family safe this summer:

- Teach your kids to swim. Check for swimming lessons in your area on USA.gov. Giving your kids the basic water skills they need will help keep them safe.
- Keep an eye on your kids. With lots of kids splashing around in public pools, it's easy for someone to get dunked by accident. Know where your kids are so if you see them go under you can make sure they come right back up.
- Don't panic in a rip tide. Before you or your

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オフィスはハワイキのロビー内です。
お気軽にお立ち寄り下さい!

PRESIDENT'S MESSAGE, (cont'd)

(Continued from page 1)

ing was replaced at a cost of \$393,000. Realize that, we were able to defer replacing the old carpets because the in-house maintenance program extended their life for a few years. This routine 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 reserved fund requirements.
- It stops problems before they occur.

A large part of our successes and cost savings is due to our maintenance supervisor Kevin Donohoe and his staff. Their hard work and on-going training mean a considerable amount of work can be done in-house, which saved the association an estimated \$135,000 in 2013 alone.

That we have had no turnover in the maintenance

staff over the last 5 years speaks loudly to the quality of our management staff.

Real estate activity in Hawaiki is quite good. The inventory of properties for sale is low, illustrating the satisfaction owners have with the project. The average sold price per square foot in the past 6 months is \$955. A well-maintained and managed building enables us to control the rise of our maintenance fees. We pay approximately 55% less than surrounding buildings.

I would like to thank the members of the Board for their dedication and commitment; they consistently put aside personal agendas and willingly work for the AOA as a whole. Our Board consists of real estate professionals, small business owners, a property management executive, a physician, a developer and a finance executive. They bring a variety of experience and perspective which has proven very beneficial to the association. We are also assisted by other owners who, while not members of the Board, willingly share their expertise when asked.

Again, thank you for taking the time to attend this meeting.

SAFE SUMMER SWIMMING (cont'd)

(Continued from page 3)

kids go in the ocean, make sure you all know what to do if you get caught in a rip tide. Try to swim parallel to the shore. Don't fight your way directly back to the beach, but swim sideways until you are out of the current. Wave for a lifeguard to help get you back to shore safely.

- Play it safe in the lake. Lake water can be murky, making it hard to see what hides below the surface. Wear water shoes to protect your feet from sharp rocks or other debris. And don't swim too far from shore. You may not realize how far you've gone until you try to stand and can't find the bottom.

Playing in the water should be a fun family activity. With the proper safeguards, your family can stay safe while cooling off. For more ideas on water safety, visit The Federal Citizen Information Center's website at pueblo.gsa.gov.