



A Publication of the AOAO of Hawaiki Tower, Inc..

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AND
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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 BUDGET

The 2014 budget was approved in September. It contains a 3% increase in maintenance fees. Fortunately oil prices have been very kind to us the past year and other uncontrollable utility rates continue to climb. The significant items that increased are listed below.

1. Water rates increased 10% in July 2013 and will increase 10% again in 2014 and 2015.
2. Sewer fees will continue to increase at 4.65% per year for the next 2 years and at least 3% per year for the next 12 years to pay for the settlement of the EPA lawsuit against the State of Hawaii.
3. The property insurance market is tightening. Hurricane Katrina put pressure on the National Flood insurance program and they increased rates 10%.
4. The Board continues to make funding reserves a priority and maintains a funding level in excess of 80%.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 37.6% of our total budget. Increases in these items translate directly into increases in our maintenance fees. Considering all the increases in expenses that are unavoidable, the Board is pleased that only a 3% increase in maintenance fees was necessary and that when compared to many other upscale hi-rise properties, the maintenance fees at Hawaiki Tower continue to be very competitive. In fact, for 2013 maintenance fees at other comparable properties are on average 50% more than Hawaiki's. In today's market, that translates into approximately \$64,000 of value added to the average apartment at Hawaiki, or \$26.4 million to the entire project.

The energy saving projects we continue to implement give Hawaiki a competitive edge in the marketplace. The savings in the month of August 2013 were over \$88,000. That represents 30% of the monthly budget. By the end of 2013, we will have realized over \$6,500,000 in cumulative savings from the energy retrofits.

The new budget will be mailed out to all owners in October. Included in the mailing should be your coupon books, for those of you not on Surepay. If you do not receive the coupons or the mailing, please notify us immediately.

If you are a new owner taking possession of an apartment in October, November or December, please contact Ed Robinson at Hawaiiiana Management (593-6833) if you do not receive the packet in escrow or in the mail by year end.

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DON'T BE A PAIN IN THE DRAIN

Hawaiki Tower has over three miles of sewer pipe within the building. Keeping them clean and flowing is a high priority. You can help by paying attention to what you throw or pour down the drain.

A few years ago we had a serious problem with Swiffer floor sheets being put down toilets along with feminine products and other items that do not decompose. Thanks to your help, this problem has not recurred.

Pouring fats, oils and grease down your kitchen drain creates problems in our drain pipes. These fats and grease stick to the pipe sidewall and can clog the pipes causing messy and hazardous backups. It is much better to fill a disposable container (cardboard is best—a milk container works well) with shredded paper (newspaper, office paper, etc.) or used paper towels or napkins from the food preparation or your meal. Glass or metal containers makes it difficult for H-Power. H-Power separates metal and glass from the trash stream and if these containers have grease in them the grease has to be cleaned or separated before the item is recycled.



Honolulu is unusual and uses a significant quantity of trash to generate electrical power. H-Power actually wants you to throw away many types of things that are typically considered "recyclable". Please throw away the following items: Plastic bags, Styrofoam, junk mail or magazines, telephone books, cereal boxes and other chipboard, paper other than corrugated cardboard, including envelopes, junk mail, tape, stick-on labels, rubber bands, magazines, newspaper and plastic containers other than #1 and #2 (plastic codes 3-7) plastics.

These low-grade papers and plastics are combustible and provide greater benefit to the island in local energy production than shipping to distant markets to be made into new products. Our refuse is processed at the H-POWER waste-to-energy facility.

Don't hesitate to throw away tin or steel food cans and other metals. *There is no need to sort these. Mechanical separators pull ferrous and non-ferrous metals from the trash for recycling at H-POWER.*

You can also throw away ceramics, dishes, glassware, window glass, light bulbs and mirrors.



It is much better to absorb the fat and grease with paper and throw it away or pour the grease off into your trash can that has paper in it. Paper saturated with fat and grease burns very well. The trash at Hawaiki is taken to H-Power and burned to generate electricity. These fats and grease will help H-Power.



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EMPLOYEE GRATUITY CHRISTMAS FUND

Many of our residents express their appreciation for our employees year-round by giving food and treats to the staff. Other residents express their appreciation by giving financial gifts. Both are appreciated.

The policy at Hawaiki Tower is for employees not to accept monetary or other gifts of value directly from residents, vendors, or contractors.

However, we do not want to discourage residents from showing their appreciation. To facilitate voluntary gift giving consistent with Hawaiki Tower policy, the 2013 Employee Gratuity/Christmas Fund has been established. Residents can make their contributions to this fund at any time of the year at the administrative office at level 3.

The gifts contributed to the Fund will be distributed as holiday gifts and bonuses for all non-supervisory employees. Each employee will share in the Fund an equal amount based on the length of his or her employment during the year.

ENERGY SAVING PROJECTS

Last year we changed all the lighting in the garage and in 2014 we plan to change all the lighting in the tower. The fixtures will remain, we are changing the lamps to a new LED type. An example of how each floor will appear can be seen on level sixteen (16).

At our current electricity rates we estimate this change to save over \$50,000 a year in energy expense and increase the lighting level in the hallways.

In 2001, before we started any of the energy saving programs Hawaiki's electricity consumption averaged 401,000 Kwhs per month. In 2013 we're averaging 167,800 Kwhs per month. That equals a 58% reduction in energy consumption, with no discernible reduction in the quality of services delivered to our occupants.

These energy saving programs really do work.

BUILDING IMPROVEMENT PROJECTS

The carpeting in the tower was replaced and the feedback has been mostly positive. No other large capital projects are scheduled for the remainder of 2013 or for 2014.

Many of the building components originally had an estimated useful life of fifteen (15) years. Due to our aggressive maintenance program we have been able to extend the life of many of the components, avoiding expensive replacements and depleting our reserve funds.

Our effort continues to focus on maintaining the building in tip top shape. We make every effort to inspect the property regularly and correct any deficiencies we find. If you see anything that looks out of place or broken, please help us by reporting it immediately.

COMMUNICATION, SUGGESTIONS AND COMMENTS

The Board of Directors wishes to thank everyone for their comments and suggestions on a variety of topics. They are always welcome and appreciated. It is very helpful for the Board to receive owner



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feedback. After all, the Board is here to serve the needs of the owners.

The Board also wants to remind folks submitting suggestions to clearly indicate who you are so a proper and timely response can be returned to you. In addition, if the Board has questions regarding your submission, they need to know who to contact so they can ask clarifying questions, if necessary. Not including your contact information on a submission makes it virtually impossible for the Board to respond to it.

HOLIDAY GATHERING

On December 20th at 5:30pm the AOA of Hawaiki Tower, Inc. will be sponsoring a Holiday gathering for the residents of Hawaiki Tower.

If you plan to attend, please bring a side dish, desert or other contribution to round out the menu. The Association will provide main dishes and beverages for everyone.

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).

FREQUENTLY ASKED QUESTIONS (FAQs)

1. How can I prevent kitchen odors from stinking up the corridor?

The hood fan above your stove-top has a charcoal filter specifically designed to trap and collect odors. The more you cook and use the stove-top fan, the more frequently the charcoal filter needs replacing or cleaning. The manufacturer recommends replacing it annually. Replacements are available in the Administrative Office at level 3. If for some reason you burn something in the kitchen, toast for example, DO NOT open your apartment front door to air out your apartment. Keep the front door closed, open your windows and turn on the bathroom fans. This remove the smoke quicker and prevents the fire alarm system from going off in the building!

2. Where can I purchase light bulbs for the variety of light fixtures in my apartment?

The Light Bulb Source on the makai/Diamond Head corner of Waimanu Street and Ward Avenue carries most of the lamps for the fixtures in the apartments.

3. Can I put an additional deadbolt in my apartment front door and do I have to provide a key to the Association?

Yes and no. An additional deadbolt must conform to the pre-approved specification adopted by the Board of Directors. This specification is available from the website — hawaikitower.org — or from the management office. Please be advised that if an additional deadbolt is installed, it is recommended that the key conform to the Association's master key system. If the key does not conform, and an emergency arises that requires access to your apartment, the apartment door may be broken down at the owner's expense.

4. How do my homeowner's insurance and the Association's insurance work together?

The building's insurance covers original installations of the apartment—walls, floors, cabinets, etc. It never covers personal property within the apartment or the liability for your neighbor's personal property, if damage to the personal property is caused by an owner's fixture or lack of maintenance. Your insurance typically covers your personal property, internal components of your apartment, and provides liability protection. Your insurance agent should examine the Association Documents to determine what exactly your insurance does and does not cover — particularly parts such as pipes and wires in the walls—so you can obtain the necessary coverage from your insurance and avoid any gaps in coverage.



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For more information on rates and services or to schedule an appointment:

(808) 864-5833

You can also visit our office at Lobby Level, Suite 303
(next to the Resident Manager)

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