



A Publication of the AOA of Hawaiiki Tower, Inc.

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AND
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BOARD OF DIRECTORS

- D. Scott MacKinnon, President
- Sharon Nishi, Vice-President
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- Pat Kawakami, Secretary
- Dr. A.A. "Manny" Sultan, Director
- Ruth Goldstein, Director
- Douglas Hung, Director
- Alies Mohan, Director
- Victor Yee, Director

日本語で大切なお知らせがありますので、必ず3ページ目をお読みください。

OWNER'S SURVEY QUESTIONNAIRE

The Building and Grounds Committee is a committee established by the Board of Directors to provide oversight with respect to the maintenance, repair and upkeep of the physical condition of the common areas and facilities within Hawaiiki Tower. One of the primary functions of this Committee is to work with the Management and staff of Hawaiiki Tower to see that the common areas and facilities are maintained and kept at a level consistent with the high quality standards and objectives of Hawaiiki Tower, but in a cost effective manner. The Committee from time to time also undertakes to investigate and consider potential upgrades and/or improvements to the common areas and facilities to enhance the experience of living at Hawaiiki Tower. Upon completion of any such investigation the Committee then makes appropriate recommendations to the Board of Directors for further action or implementation.

In April of last year the Building and Grounds Committee sent out to all homeowners of record at that time a short Sur-

vey Questionnaire which solicited the opinions of the homeowners with respect to the common areas and facilities. Since more than a year has passed since the last Questionnaire was mailed out and the Project is now substantially sold out, the Committee felt it appropriate to send out a follow-up Survey Questionnaire to solicit your current views relating to the common areas and facilities within Hawaiiki Tower. The perspectives to be provided by both the new homeowners who did not participate in the last Questionnaire and the homeowners who have now lived here for more than a year will be valuable in assisting the Committee establish its priorities. The new Survey Questionnaire will be mailed out to all homeowners of record in October 2001. We kindly ask each of you to take a few moments to complete and return it to the Resident Manager of Hawaiiki Tower. You can fax it to 808-589-1346; mail it to Hawaiiki Tower at 88 Piikoi St. Honolulu, Hawaii 96814; or hand deliver it to the Hawaiiki Tower management office located at the Level 3 Lobby.

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HAWAII TOWER WEBSITE LAUNCHED

Hawaiiki Tower is pleased to announce the deployment of its official website. The site can be accessed using either of the following addresses: HawaiikiTower.org or HawaiikiTower.net.

The site contains general information that includes our location, a summary of the amenities and general building information; floor plan maps of all typical apartments; past and current newsletters; a documents section that includes house rules, minutes of past board meet-

ings, and administrative forms; a classified advertising section to assist owners in renting and selling their apartments, selling merchandise and finding service providers; links to other useful websites in and around Honolulu; and a contact reply link so owners and residents can provide feedback, comments and suggestions.

We encourage our residents and owners to communicate via this tool and let us know how you feel about Hawaiiki Tower.

GARAGE LIGHTING RETROFIT

Many of you may have noticed that the lights in the garage are beginning to be replaced. The reason they are being replaced is that the Board of Directors believes that the lighting can be improved to provide a safer and more secure environment.

Originally, adding additional lights to the existing circuits was explored. Due to the quantity of fixtures and the power limitations of each circuit, adding additional lights was not possible.

The new fixtures use a different type of light bulb and one half the power of the old fixtures. This means that on each circuit we now have the capacity to double the quantity of fixtures.

The new fixtures cast light out and up, in addition to providing down lighting as did the old fixtures. Once the existing fixtures are changed, we will review the lighting in the garage to determine where additional fixtures are needed to complement the existing ones and to lighten up some of the very dark corners and areas between columns.

The installation of the new fixtures is being performed by our maintenance staff. Since they cannot dedicate more than a few hours a week to this project without neglecting their other duties, they are installing the fixtures at a rate of approximately 15 per week. We have in excess of 220 fixtures in the garage. We estimate that it will take through January 2002 to complete the project.

One added benefit of the project is the operating cost savings that will be realized. We expect to save approximately \$14,000 per year in electric utility costs.



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OWNER'S SURVEY QUESTIONNAIRE

(Continued from page 1)

For your information, all work related to the Survey Questionnaire (preparation, tabulating the responses, translation to and from Japanese, etc.) will be done in-house through the Committee and the Management. The only costs involved will be for copying and mailing, so it is a very cost-effective means of obtaining general input from the homeowners.

If any of you have any questions regarding the Survey Questionnaire or the workings of the Building and Grounds Committee, please feel free to contact me at 589-3333 (tel), 591-1115 (fax), or manny.sultan@aas-associates.com (e-mail).

Dr. A.A. "Manny" Sultan Chair, Building and Grounds Committee

区分所有者に対するアンケート

ビルディング&グラウンド委員会は、ハワイキタワーの共有部や設備の物理的状態の保守管理、修理、点検状況を監督するために理事会が設立したものです。この委員会の第一の役目は、ハワイキタワーの管理会社やスタッフと共に、共有部や設備をわれわれの目指すハワイキタワーの高品質な基準に、しかも経済的なやり方で合わせるようにすることです。さらに当委員会は、必要に応じて、ハワイキタワーでの生活の質をさらに向上させるために、共有部と設備のアップグレードや改良を目指します。委員会がそのような調査を終えた段階で、理事会に適切と思われる提案をします。

昨年4月に当委員会は、その当時、所有者として登記されていた全ての方々に共有部と設備に関する意見をいただくため、簡単なアンケートを送りました。それから一年以上経ち、ほとんど完売状態になりましたので、委員会として、フォローアップのアンケートをして、皆様のご意見をいただくのが良いだろうということになりました。前回のアンケートに参加しなかった新しいオーナーの方々と、一年以上住んでみたオーナーの方々両方から意見をいただくことで、問題点の優先順位を付けるのに役立ちます。10月には、登記済の全てのオーナーの皆様にアンケートを発送します。時間は少ししかかかりませんので、アンケートにご記入になり、ハワイキタワーのレジデントマネージャーに戻してください。ファクスの場合は、808-589-1346へ、郵送の場合の宛先は、Hawaiki Tower, 88 Piikoi St. Honolulu, Hawaii 96814です。3階の事務所へご持参いただいても結構です。

ご参考までに申し添えますと、アンケートに関する全ての作業（準備、回答のまとめ、日本語の翻訳等）は、委員会と管理会社内で行い、発生する費用はコピー代と郵送代だけです。オーナーの皆様のインプットをいただく方法としては、大変に経済的であると言えます。

アンケートやビルディング&グラウンド委員会に関しご質問のある場合は、私宛に連絡をください（Tel 589-3333, Fax 591-1115, E-mail: manny.sultan@aas-associates.com）。

どうぞよろしく申し上げます。

ビルディング&グラウンド委員会 委員長
Dr. A. A. マニー スルタン

ANNUAL 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 themselves by giving financial gifts. Both types of gifts are greatly 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 wish to discourage residents from showing their appreciation. To facilitate voluntary gift giving that is consistent with Hawaiki Tower policy, the 2nd annual Employee Gratuity/Holiday Fund has been established.

Residents can make a contribution to this Fund any time of the year through December 21, 2001 at the administrative office on level 3.

The money deposited in the Fund will be distributed as holiday bonuses for all non-supervisory employees. Each such employee will share in the fund an equal amount based on the length of his/her service during the year.

WATER CONSERVATION: CONTINUED FROM THE JULY ISSUE

Oahu's limited water resources and growing population have brought us to the era of water conservation. Water is too precious to waste, and it's up to everyone to use it wisely.

These tips will help you to make water conservation a way of life and save hundreds of gallons of water every month.

In the kitchen (Cont'd)

Thaw frozen foods ahead of time, not under running water. Savings: 3 gallons per minute.

Check faucets and pipes for leaks (including automatic ice makers and dishwasher hoses). Savings: 8,640 gallons per month for a 1/5-gallon-per-minute leak.

When washing dishes by hand, rinse them first in a sink filled with water, rather than under a running

tap. Savings: 3 gallons per minute.

Don't overuse garbage disposals. Use the disposal only at the end of cooking or cleanup periods, or when full. Savings: 3 gallons per minute.

In the laundry and around the house...

Wait until you have a full load before using your automatic washing machine. Savings: 33 gallons.

Before washing badly-stained clothing, soak them by hand. Savings: 2 gallons.

Check for leaks in faucets, property pipes and plumbing fixtures at least once each month. To check for leaking pipes, listen for the sound of running water.

Hawaiki Tower facts ...

During the 1999 summer (July, August, September) Hawaiki Tower was

opened, we used an average of 1.5 million gallons of water per month. As the building filled up over the next year, that figure increased to 1.75 million gallons per month. This past summer we used an average of 2 million gallons per month. To give you an idea of how much water that is, consider that the pool holds 90,000 gallons. The water we use could fill the pool 20 times a month.

Over the same time frame the average monthly cost for water has increased from \$2,070 per month to \$3,250 per month.

Even though a small leak in a fixture, or wasting a little water here and there, in one apartment may not seem like a big deal, when you multiply that leak by a potential of 427 apartments, the impact on the Association's water bill can be significant.

FREQUENTLY ASKED QUESTIONS (FAQ's)

1. Is it possible to have wind barriers (trees, plants?) in the recreation area?

Answer: The recreation deck surface is a floating structure - built up over gravel and polystyrene foam - and trees can only be planted in the containers provided. The deck surface is relatively thin and with the wind being as strong as it is up there, it would take some serious modifications to support a structural wind barrier.

2. Can we have umbrellas in the pool and recreation areas?

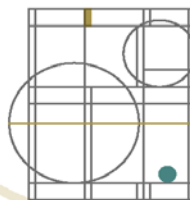
Answer: We had umbrellas

on the deck originally. The wind broke them off and they injured people. We tried to have custom umbrellas made to withstand the wind, but no manufacturer would undertake the project after observing the wind conditions. A decision was made to replace the plants around the pool with grass to at least permit residents the opportunity to sit on grass underneath the shade of the palm trees. It was also decided to cover the trellis by the tennis court with a lattice to provide more shade, remove the plants beneath the trellis, and replace the plants with grass creating an area to sit in some shade.

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Please feel free to browse our samples at our office in Suite 303 (next to the Resident Manager).

If you are interested or would like to set up an appointment, call Wendy at 593-1500 ext. 2.

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