



IMPORTANT NAMES AND NUMBERS

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Paul Sakuma, Vice-President
- Alies Mohan, Secretary
- Alike Rogers, Treasurer
- Sachi Braden, Director
- Jeff Dickinson, Director
- Douglas Hung, Director
- Les Nagata, Director
- Richard (Scotty) Scott, 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。

ANNUAL MEETING

The annual meeting of the AOA of Hawaiki Tower, Inc. will be held on March 27th 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 members are up for re-election. They are Sachi Braden, Alies Mohan and Les Nagata.

Anyone wishing to run or make a nomination for election should submit a statement stating their qualifications and reasons for wanting to serve on the board. The statement is limited to black text on white paper not 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.

NEIGHBORHOOD CONSTRUCTION UPDATE

The plans for the new tower to the Ewa side of Hawaiki continue to proceed.

A public hearing was held on January 9th 2008 and the Applicant, K2 Investors LLC, requested modifications of the Mauka Area Rules ("Rules") of the Kakaako Community Development District for the development of a residential/commercial development proposed at the makai/Ewa corner of Piikoi and Kona Streets (TMK: 2-3-7: 26 & 49).

The 1226 Waimanu Project is a 5-story structure with 64 reserved housing units and retail storefronts along Piikoi Street. Modification of the Rules was proposed to promote a pedestrian-friendly environment with storefronts located along the public sidewalk on Piikoi Street. The modifications were requested to allow: (1) reduced front yards along Piikoi and Kona Street; and (2) encroachments of the structure into the view corridor setback along Piikoi Street.

The proposed modifications of front yard and view corridor setback requirements are needed to accommodate the proposed design.

Rulings on the proposed modifications and other design issues conforming to the existing permit may be forthcoming at the next HCDA meeting in February.

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CONSTRUCTION PROJECTS UPDATE

Building Painting:

The Building painting project is complete. The project took over a year and a half and was completed within budget.

We had to cut back the landscaping around the perimeter of planter beds and other areas to make access for the painters. Our staff will begin to replant these areas now that the painting is finished.

In addition to replanting, irrigation systems need modification and the soil needs amending to ensure a positive result from the replanting effort.

Serpentine Wave Wall:

Repairs to the wave wall are complete. Alvin Tipeno and Isaias Dayuha did an outstanding job repairing the wall and pool areas.

Since those repairs were complete, we have discovered a small problem to the substructure of the pool deck around the spa. Work has already commenced to repair this item.



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We know.

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SECURITY CONCERNS

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.

AIR CONDITIONER FLOAT VALVES

In May 2004, the Association adopted a policy that recommends owners install a device that automatically detects when the water level in the air conditioning drain pan rises too high and then turns the air conditioner off. This will alert the resident that a problem exists and that service is required.

In order to encourage homeowners who use their air conditioning to proactively install the device, the Association will provide the device at no cost. The devices are available at the administrative office at level 3.

The cost to install the valve will be the responsibility of the owner, along with the future maintenance, repair or replacement of the device. It can be installed during routine maintenance service by any of the air conditioning companies that provide service in the building. For the do-it-yourself apartment owner, we have an installation guide available in the office.

EMPLOYEE HOLIDAY FUND THANK YOU

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 2008!

BRETT HILL CONSTRUCTION, INC.



Maintenance & Repairs (864-5833)

We offer a maintenance and repair program to keep your unit in optimum working order.

Our maintenance program includes:

- Servicing your air conditioner
- Check light fixtures
- Check your plumbing fixtures
- Check your kitchen appliances
- Clear bathroom vents
- Test electrical outlets
- Clean the refrigerator coils

Reminder: For your air conditioner unit, it is very important that you regularly replace the filters and add anti-bacterial tablets in your drip pan every three months. By doing so, you place less strain on the motor thereby increasing electricity efficiency and lessen chance of a clogged drip pan which could lead to water damage.



Custom Upgrades (330-6953)

We also offer services for custom designed renovations to fit your personal needs. For more info, please call Koreen Shiosaki at 330-6953.



Visit our office at Lobby Level, Suite 303
(next to the Resident Manager)

Hawaiki Tower • 88 Piikoi Street, Suite 303 • Honolulu, Hawaii 96814
Phone (808) 593-1500 • Fax (808) 593-1501

NEW OCCUPANT REGISTRATION

It is important that new buyers, real estate agents and tenants taking possession of apartment units register with the administrative office after closing escrow or signing a new lease. Management cannot provide some services without basic information about the owner/occupant.

An updated Owner's Guide is available to assist occupants in the transition to their new home. An Owner's Guide was originally provided to owners by the developer when purchasing a new apartment directly from the Developer. Purchasers buying apartments in the aftermarket often do not receive the original Owner's Guide from the seller and if they do, much of the information is outdated.

The new Owner's Guide updates the information and adds a host of other items relevant to the current operation of the building and the services available.

The Guide is available from the management office located at the mauka side of the main lobby, level 3; or from the Hawaiki Tower website, "www.hawaikitower.



Sachi Hawaii
Pacific Century Properties, LLC.
88 Piikoi Street, Suite 301
Honolulu, Hawaii 96814

サチハワイ総合不動産会社
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Sachi Braden
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Realtor, GRI
President, Principal Broker
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Office Manager



Moe Matsuda (RA)
Escrow Specialist / Notary
松田 萌



Kazuko Yokoe (RA)
Property Manager
横江 和子

www.SachiHawaii.jp

FREQUENTLY ASKED QUESTIONS (FAQs)

1. How and when can I make BBQ or other facility reservations?

Answer: Reservations can be made by calling the administrative during normal business hours (M-F, 8am-5pm) or the security office at any time. Reservation can be made no more than sixty (60) days in advance. For small gatherings (less than 8 people) no reservation is required. For larger functions (8-12 guests), a reservation agreement form must be submitted at least three (3) days in advance of the function. The maximum number of guests is 12 for the recreation deck and 25 for the winter garden.

2. Why are the trash chute doors in the tower trash rooms so small?

Answer: Trash that is dropped from the upper floors of the building will easily reach over 100 m.p.h. when it reaches the ground floor. At that speed, even a small ten pound bag of trash has a tremendous force upon impact and places a great strain on equipment. If the trash chute doors were larger, even larger bags would be placed down the chute, or perhaps even small appliances. These types of items could cause serious damage to equipment and/or personnel. Larger doors would also permit boxes and other odd shaped items to be placed in the chute. These items

create blockages in the chute that are an inconvenience to residents and create unnecessary work for maintenance staff.

The trash room is not a receptacle for placing trash to be picked up by building staff or other residents. Leaving trash in the room is a health hazard and disrespectful of other residents using the facilities.

3. Why can't residents park in the visitor's parking area?

Answer: Hawaiki Tower has only thirteen (13) parking stalls available for visitors. If only 1.5% of our residents parked in visitor parking, the available spaces for visitors would be cut in half. Additionally, the commercial unit owners rely on the availability of the visitor spaces for their customers. Residents have their own covered parking spaces inside the garage and should use them.

Residents are permitted to actively load and unload for ten minutes directly in front of the porte cochere walkway canopy. This is permitted to facilitate the drop off of groceries or to wait momentarily for someone to be picked up. Please cooperate with the rules to avoid unnecessary administrative action against violators.