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AND
NUMBERS**

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Paul Sakuma, Vice-President
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- Alikea Rogers, Treasurer
- Sachi Braden, Director
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- 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。

2009 ANNUAL BUDGET

The 2009 budget was approved in September. It contains a 5% increase in maintenance fees. The primary reasons for the increase in maintenance fees are as follows:

1. Electricity rates continue to climb. The cost per kilowatt hour increased 43.5% between January and September 2008. Our monthly bill averaged just over \$34,000 in 2007 and has been averaging \$50,478 in 2008 through September. The most recent bill was over \$60,000. We do believe the rate of increase will slow and expect rates to stabilize now that the price of oil has retreated from its high.
2. Sewer and water fees increased 18% and 10% in July 2008, respectively. Significant increases are scheduled again in 2009 and 2010.
3. Cable TV charges continue to rise at a rate of 5% per year. Oceanic Cable continues to monopolize the multi-dwelling unit market. We are hoping that a competitor will enter the market some day so competition will assist the consumer.
4. The Board of Directors continues to set the policy of maintaining replacement reserves at or near 100% as a goal. In order to achieve this, the required contributions need to be maintained.

The Board is pleased that only a 5% increase in maintenance fees was necessary and that when compared to many other upscale hi-rise properties, the maintenance fees at Hawaiiki Tower continue to be very competitive.

Inside this issue:

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LIGHTING AND ELECTRICITY COSTS

A number of residents have asked about our energy practices and the cost of operating some of the unique architectural features at Hawaiki Tower. It is encouraging to see occupants paying attention to these items and being concerned about energy conservation. A few facts about our building systems are offered below to help residents understand it better.

1. At our current electricity rate of \$.2835 per kilowatt hour (kwh), the highest it's ever been, each of our hallway lights cost about \$45 per year to operate. We have 861 of these fixtures. If we turned off half of them we could save \$19,244 per year.
2. The architectural lights that light the exterior of the building a couple of hours each evening cost \$3,725 per year to operate, about \$10.20 per night, or about \$.25 per apartment per night.
3. The tennis court lights, if they are on 2 hours a night, every night of the year, cost \$931 per year to operate.

(Continued on page 4)



HAWAIKI TOWER SPECIALISTS



Douglas Shanefield



Iku S. Honda

OUR KNOWLEDGE IS YOUR RESOURCE

◆

Call Us Today!

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Thank You For Your Support!

ありがとうございます。

#1 Salesperson
 for the most units SOLD in
 Hawaiki Tower

Do you want results?
 If you are looking to buy or sell
 a home, call me today!

Amy Ayako Wong エミーあやこ ウォング
 Realtor, GRI

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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 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.

RECREATION DECK ISSUES

During the summer months of July and August our second homeowner and visitor arrivals increase significantly. This increased use of the recreation areas by these owners and guests negatively impacts the occupants and neighbors living near and above the recreation area.

The primary cause of the problems are the adults who allow their unsupervised children to engage in boisterous and inappropriate behavior for a residential project.

Allowing children to scream and squeal while running and jumping into the pool and back and forth from the pool and spa pool is a violation of the House Rules and clearly disrespectful to others who may be in the pool or spa pool, on the deck relaxing or in their apartment. Infants and toddlers should not use the spa pool at all. The high temperature has been proven to be unhealthy for these small children as well as pregnant women and persons with a history of high blood pressure or respiratory illness.

Large floating toys or toys being thrown from person to person in the pool are inappropriate for the pool. A flotation device that aids in swimming while exercising is appropriate.

The swimming pool and other recreation facilities are not a place to "run wild" and "let the steam out". Parents whose children need to exhibit that type of behavior should take their children to the park or beach across the street.

The tennis court is for playing tennis and not a general purpose playground for other activities. The Project Documents specifically state the common elements are to be used only for the purpose they were designed for. The tennis court lights are to be turned on only when playing tennis. The lights are not to be used to provide background lighting or so other games can be played on the tennis court surface.

Everyone's cooperation and compliance with the Rules may alleviate the need to increase staffing to police the recreation deck during these months.

ABANDONED PROPERTY

Notice is hereby provided that all accumulated abandoned and unregistered property will be donated, sold or otherwise disposed of after November 1, 2008 according to the terms of the Bylaws Section 14—Disposition of Unclaimed Possessions.

This is particularly intended to address the unregistered and unclaimed bicycles and all "lost and found" items accumulated on the property over the past two years.

Sachi Hawaii

Pacific Century Properties, LLC.

Your in-house Hawaiiki Tower Specialist located on Lobby Level!
サチハワイ総合不動産会社 (ハワイキタワー ロビーレベル #301)

Sachi Braden

サチ・ブレードン

Realtor, GRI

President, Principal Broker

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고객만족을 최우선으로 생각하는 부동산입니다
저희에게 맡겨주세요.

房地產買賣
租屋管理



LIGHTING (cont'd)

(Continued from page 2)

Collectively, eliminating the use of these fixtures would enable the Association to save less than 8/10ths of 1% of the annual maintenance fees. Reducing just the frequency of use would save even less.

One 5 hp motor operating continuously for one year costs \$9,259 per year to operate. One 10 ton air conditioning compressor operating continuously for one year costs \$39,375 per year to operate. We have 80 tons of a/c capacity on the roof, we operate numerous 5, 10, 15, 20 and 50 hp motors continuously to provide services (pool heating and circulation, domestic water and air conditioning) to residents.

These are the components of the building that cost a lot to operate, have the highest impact on maintenance fees and we work diligently to control.

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

FREQUENTLY ASKED QUESTIONS (FAQs)

1. How come I can't go up or down the elevator sometimes?

Answer: Even though you may have used your access card to enter the building, you still need to activate the elevator controls by using the access card on the side panels of the elevator.

Occasionally, the computer system that controls the access system is performing additional operations that temporarily slow it down. Please wait a moment and try your access card again.

If you still have trouble, don't hesitate to contact the security office.

2. What is the current property insurance deductible and how does it affect me?

Answer: In order to keep the costs down, the Board of Directors selected a policy with a \$5,000 deductible. The effect of this is that if the Association experiences smaller losses, the Association will have to pay for the repair from the current operating budget.

If the damage is the result of an owner, or resident-caused occurrence, the owner or resident will be required to pay the deductible.

It is important for all owners to make sure their fixtures are maintained and serviced properly and to exercise care at all times.

It is required and recommended that owners and tenants purchase additional insurance coverage for their personal property and personal liability, respectively. Check with your insurance agent for details and what exactly would or would not be covered.

3. Are there any meeting rooms available for residents to use?

Answer: Yes. The conference room located on level 3 next to the manager's office can be reserved for meetings or general use. Please call the administrative office at least three days in advance of your requested reservation to make reservations. Political fund raising, religious rallies or commercial activities will not be authorized.