



A Publication of the AOA of Hawaiiki Tower, Inc..

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AND
NUMBERS**

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Alika Rogers, Treasurer
- Sachi Braden, Director
- Lisa McLennan Director
- Douglas Hung, Director
- Les Nagata, 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。

2011 ANNUAL MEETING

The annual meeting of the AOA of Hawaiiki Tower, Inc. will be held on March 29th 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—Alies Mohan, Les Nagata and Sachi Braden. These three seats are for three year terms. In addition, a board vacancy, due to resignation needs to be filled. This seat is for a two year term. Of the four seats that need to be filled, candidates receiving votes will fill the vacancies in order of the number of votes received. The candidate with the fewest votes will fill the remaining two-year term of the vacated seat.

Anyone wishing to run or make a nomination for election should submit a statement stating their or their nominee's qualifications and reasons for wanting to serve on the board. The statement is limited to black text on white paper not to 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 or defer the meeting due to a lack of quorum.

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ALTERNATIVE FLOORING

In January 2009 we reported that the Association tested the flooring assemblies in our apartments and was working on developing a new Exhibit D to the House Rules. The development of a new Flooring Standard was more difficult than we imagined. The complexities of the installations combined with the inherent constraints of Hawaiiki's construction combined to make the development of a new standard quite challenging.

Over the past two years the Board has made a considerable effort testing additional floor assemblies to develop the new Exhibit D. The Board is pleased to report that the new Exhibit is ready for distribution to the membership. A Community Meeting will be held on February 16, 2011 in the lobby at 5:30pm to discuss the new standard and introduce everyone who's interested in changing their flooring to the procedures and requirements to do so.

If you are interested in attending the meeting, please stop by the administrative office to pick up a packet of information. It is always better to have read the packet of information in advance of the meeting so we are all better prepared and can ask and address questions properly.

HAWAII TOWER BYLAW AMENDMENT NO SMOKING IN APARTMENTS

In October 2010 a ballot to amend the Bylaws was mailed to all owners. This amendment would prohibit smoking in all areas of the project including inside apartments. As of January 1, 2011 the vote was 39% in favor of prohibiting smoking and 13.5% against the prohibition.

For those of you that have not voted yet, please do so as soon as possible. The amendment needs at least 67% in favor to succeed or 34% against to fail.

An additional ballot will be mailed to owners who have not voted and this expense could be avoided if everyone responded promptly. Please return the ballot at your earliest convenience. Your vote and assistance is appreciated.



HAWAII TOWER SPECIALISTS



Douglas Shanefield



Iku S. Honda

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◆

Call Us Today!

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We know.

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Thank You For Your Support!

ありがとうございます。

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

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EMPLOYEE GRATUITY CHRISTMAS FUND

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 2011!

HOLIDAY PARTY

On December 18th Hawaiki Tower had a holiday party for residents. Mahalo nui loa to Juergen and Gina Holdorff who hired a swing band to entertain everyone all evening. Everyone enjoyed the food, entertainment and conversation.

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.

The Association provides the device at no cost. The reason for this is to encourage homeowners who use their air conditioning to proactively install the device. 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 or by the owner. An instruction manual is available for those do-it-yourselfers.

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.



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Our maintenance service includes:

- Servicing your air conditioner
- Test all smoke detectors
- Check your plumbing fixtures
- Check plumbing drains
- Clean refrigerator coils
- Check dishwasher and disposal
- Test GCFI electrical outlets
- and more

REMINDER: It is very important to regularly service your air conditioner 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.

For more information on rates and services or to schedule an appointment, contact us by

Phone (808) 864-5833 or

E-mail bhcmctce@bretthillcompanies.com

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

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Looking to **SELL** or **RENT OUT**
your *Hawaiki Tower Condominium?*



Call us or stop by for a free analysis!

Hawaiki Tower - Lobby Level #301

(808) 596-8801

Sachi Braden (R)

PRESIDENT • PRINCIPAL BROKER

Lobby Level of Hawaiki Tower - ハワイキタワー
Mauka Side - #301 - 88 Piikoi St. #301

(808) 596-8801 • info@sachihawaii.com

MAIL SERVICE AND PARCELS

On a regular basis and especially during the holidays, security staff receives an almost overwhelming quantity of packages on behalf of residents. Many of the packages are gifts and may be “secret” or “surprises” between friends, family and spouses.

To prevent accidentally spoiling the surprise and to control the volume and security of the process, only the person whose name the package is addressed to is authorized to pick the package up from security.

Because so many packages are being handled, ID MUST be presented to staff when picking up your package.

Your cooperation is appreciated.

FREQUENTLY ASKED QUESTIONS (FAQs)

1. When I purchase homeowner’s insurance or re-finance my mortgage, do I need to obtain flood insurance?

Answer: No. Hawaiki Tower has been determined to be inside the boundaries of the primary flood zone. Documentation of this can be obtained from the website — hawaikitower.org — or from the management office. This documentation can be provided to your insurance agent or mortgage lender. If you are currently paying for flood insurance, you may want to consider sending the insurance summary to your insurance agency and ask them to re-price your policy.

2. What benefits can be obtained by living in a Community Association?

Answer: **Providing Value and Protecting Property Values:**

By delivering services at the direction of their members, community associations meet the expectations of residents by working to provide a safe, well-maintained living environment, preserving the nature of the community and protecting property values.

Cooperation and compliance are accomplished through governing documents that typically address architectural guidelines (dealing with items such as flooring, window dressings and tinting) and rules pertaining to issues such as noise, pets and parking. Enforced fairly and equitably by the members themselves, these documents guide the management and governance of the association and are generally consistent with zoning and other provisions of the larger civil community in which the association is located.

Optimizing Land Use and Affordability:

Community associations provide one answer to the growing issue of sprawl, which is no longer confined to cities and the inner suburbs. By definition, planned communities offer a more efficient use of land than unplanned areas in which developments leapfrog over each other into any available space.

In addition, these land-use efficiencies can make homes more affordable, a benefit for first-time homebuyers, retirees and low- and moderate-income families.

PEST CONTROL

The Association has adopted the policy of providing homeowners with roach bait stations at no cost. The purpose of this policy is to promote a healthier living environment.

Many alternative methods of pest control were investigated and the Board decided that providing bait stations at no cost to occupants was the fairest and most effective method. They are available from the administrative office at level 3.

Bait stations will be provided to each apartment upon request in the following quantities on a quarterly basis:

1 bedroom apartments	8 each
2 bedroom apartments	10 each
3 bedroom apartments	12 each

In addition to the bait stations made available to trash rooms in the tower. Please do not remove them. The Association also spray treats indoor and outdoor pests on a quarterly basis in many of the common areas. Homeowners can choose to spray or use other methods inside their apartments if they so desire.