



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

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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。

## HURRICANE PREPAREDNESS

June 1 signals the start of the Central Pacific hurricane season. To help you prepare, the Hawaii State Civil Defense provides a template for creating a family emergency plan. One of the first steps you can take toward preparedness is the creation of a family disaster supply kit. This will help families get through the first few days after a disaster. Public shelters after a disaster may not offer some of the basic necessities. The development of a kit will make a stay in a public shelter more comfortable, should it be necessary. Store the kit in a convenient place known to all family members. Store items in airtight bags or containers. Replenish the kit twice a year. Include six basic items; food, water, first aid kit, tools and supplies, clothing and bedding and special items. Please refer to <http://www.scd.hawaii.gov/preparedness.html> for more information on the preparedness kit and a host of other topics.

A very comprehensive handbook for emergency preparedness and a detailed list of components of a family disaster supply kit can be found at the Federal Emergency Management Agency's website - <http://www.fema.gov/txt/library/eprehb.txt>. The basic disaster kit recommendations from FEMA and Red Cross can be found at the following link: <http://www.fema.gov/plan/prepare/supplykit.shtm>.

According to Dr. Scott Norville, P.E., PHD, Chair and Professor of the civil engineering department of Texas Tech University, it is important that **all windows of the building be CLOSED** in the event of a hurricane. Insurance losses can go up by 40% - 60% when windows are broken or left open and there is no other structural damage.

Please include in your hurricane preparedness checklist a note to **CLOSE AND SECURE ALL WINDOWS IN YOUR APARTMENT BEFORE YOU LEAVE.**

## 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 provides 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.

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## 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.

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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.

## ARE YOU ADEQUATELY INSURED?

Condominium owners sometimes assume that the association’s master insurance policy is all the coverage they need. The master policy actually only covers the building, not your personal belongings, or any upgrades you’ve made to your unit. For example upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. Neither does it cover parts of the building that are used only by you—like the balcony or the pipes that feed into your unit from the main pipes.

All residents need their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within your unit (such as a leaking toilet). In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible. To have your personal belongings and any deductibles covered, you need to invest in a condominium owner’s insurance policy, available from most carriers. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won’t cover the damage to your unit without a sewer backup rider.



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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**

If you have any questions regarding what type of coverage you need, please contact your insurance agent. The association’s agent is also very familiar with the type of coverage condominium owners need and can help you avoid double coverage or gaps in coverage between your personal insurance and the association’s master policy.

## APARTMENT DOOR LOCKS

It is not uncommon for us to be asked to assist owners with opening their front doors. The common complaint is the lock won’t work. Like anything else, these mechanical locks need maintenance and will begin to bind when not used regularly, and even when they are used regularly. A little shot of silicone lubricant is the best solution and has solved the problem in most cases. We keep a can of it in the office to help out every now and then.

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## 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.

## FREQUENTLY ASKED QUESTIONS (FAQs)

### 1. What is a Community Association?

**Answer:** Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents—owners and renters alike.

- Community services—these can include securing trash collection, publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.
- Governance services—these can include ensuring that residents are complying with the association's governing documents, that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.
- Business services—these can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

### *I live in Hawaiki Too!*

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**Lani Chihoko Yosemori (よせもり)**

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**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 [bhcimtc@bretthillcompanies.com](mailto:bhcimtc@bretthillcompanies.com)

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

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