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AND
NUMBERS**

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Alikea Rogers, Treasurer
- Sachi Braden, Director
- Linda Keller, Director
- Douglas Hung, Director
- Wes Suzawa, Director
- Lisa McLennan, 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。

2012 BUDGET

The 2012 budget was approved in August. It contains a 3% increase in maintenance fees. Unfortunately oil prices and utility rates have not been very kind to us the past year and other uncontrollable costs continue to climb. The significant items that increased are listed below.

1. Electricity rates rose approximately 25% in 2011 and we had to increase our budget \$84,000 for the 2012 fiscal year.
2. Sewer fees increased 4.65% in July 2011. The Board of Water Supply is proposing a 10% per year increase. Sewer fees will continue to increase at 4.65% per year for the next 3 years and at least 3% per year for the next 13 years to pay for the settlement of the EPA lawsuit against the State of Hawaii.
3. Cable TV charges continue to rise—5% for 2012. 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.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 35.2% of our total budget. Increases in these items translate directly into increases in our maintenance fees. Considering all the increases in expenses that are unavoidable, the Board is pleased that only a 3% 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. In fact, for 2011 Hawaiiki's maintenance fees are 43.87% less than other comparable properties. In today's market, that translates into approximately \$80,000 of value added to each apartment.

Inside this issue:

Bylaw Amendment	2	The energy saving projects implemented years ago continue to give Hawaiiki a competitive edge in the marketplace. The savings in the month of August 2011 were over \$82,000. That represents 29% of the monthly budget. Maintenance fees would be significantly higher had we not implemented those programs. By the end of 2011, we will have realized over \$4,700,000 in cumulative savings from the energy retrofits.
Employee Gratuity Fund	2	
Why Do We Need Reserve Funds?	3	The new budget was mailed out to all owners on September 20, 2011. Included in the mailing should be your coupon books, for those of you not on Surepay. If you do not receive the coupons or the mailing, please notify us immediately.
Security Issues	4	If you are a new owner taking possession of an apartment in October, November or December, please contact Ed Robinson at Hawaiiana Management (593-6833) if you do not receive the packet in escrow or in the mail by year end.
FAQ's	4	


HAWAII TOWER BYLAW AMENDMENT NO SMOKING IN APARTMENTS


One year ago the Board of Directors presented the issue of whether or not to prohibit occupants from smoking anywhere on the project, including a prohibition against smoking on lanais and in apartments. Currently, smoking is prohibited in all common areas of the project.

A ballot was distributed to all owners asking them to vote on the whether or not smoking should be prohibited in all areas of the project, including lanais and inside apartments.


The deadline for the vote is October 13, 2011. As of October 1, 2011, the vote was xx in favor of the amendment to prohibit smoking and xx against the amendment to prohibit smoking.

A ballot is included with this newsletter for those of you who may not have voted and still wish to do so. Your vote is important. Please complete the form accurately and be sure to sign where indicated. You can fax the form to 808-589-1346 or scan and email it to office@hawaikitower.org.





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 ウオング
Realtor, GRI

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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 their appreciation by giving financial gifts. Both are 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 want to discourage residents from showing their appreciation. To facilitate voluntary gift giving consistent with Hawaiki Tower policy, the 2010 Employee Gratuity/Christmas Fund has been established. Residents can make their contributions to this fund at any time of the year at the administrative office at level 3.

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

WHY DO WE NEED RESERVE FUNDS?

Equipment and major components (like the roof) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly, making it more equitable for owners, buyers and sellers. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- ◆ Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
- ◆ State statutes, regulations, or court decisions.
- ◆ The community's governing documents.



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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

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WATER SAVING TIPS

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.
3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

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. Please report any suspicious activity immediately to security (589-1347) or the Honolulu Police Department (911).

FREQUENTLY ASKED QUESTIONS (FAQs)

1. How do I get rid of clutter?

Answer: Create a schedule. Depending on how high those piles are, you may not be able to accomplish the task in a single weekend. So, try tackling one room at a time. It may seem like a daunting project, but it will be less scary if you break it down into segments.

I live in Hawaiki Too!

私もハワイキタワーに住んでいます

Free Comparative Market Analysis

不動産売買—無料相談、日本語でどうぞ



Lani Chihoko Yosemori (よせもり)

ハワイ州 - 不動産売買ライセンス

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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

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

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Practice a one item in, one item out rule. When you buy an item of clothing, for example, throw out one item of clothing. Not only will it keep down the clutter, but it will also make you rethink whether you really want to buy that new item.

Create a stress-free environment in the bedroom. That means no piles of toys and no mounds of clothes. It should be a place where you can rest without worry.

Make cleaning up fun for kids by turning it into a game. Kids are often the clutter culprits; involve them in the process to make things neater and more organized.

Know your vision for the room. What do you want from a room? Is it a place where you work, a space where you unwind, a playroom for the little ones or something else? If you can answer that question, you'll be able to decide what items stay and what items go.

Try to make decluttering a part of your everyday life. If you do it at the same time every day—like before you go to bed—the piles won't accumulate and you won't have to set aside a block of time to do a major cleaning.