



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

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AND
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このニュースレタには、お住まいに□する大切な情報が記載されています。
必要な場合、□してもらってお□みください。

2015 BUDGET

The 2015 budget was approved in September. It contains a 3% increase in maintenance fees. Fortunately oil prices have been very kind to us the past year yet other uncontrollable utility rates continue to climb. The significant items that increased are listed below.

1. Water rates increased 10% in July 2014 and will increase 10% again in 2015.
2. Sewer fees will continue to increase. Double-digit rate increases implemented from 2005 - 2011 have been followed by more moderate 4% annual rate increases since 2012. Additional increases of 5% and 8% have been adopted for fiscal years 2016 and 2017, respectively. Environmental Services expects to design and seek approval on the next six-year rate package in the fall of 2015. We can expect rate increase for years!
3. The Board continues to make funding reserves a priority and maintains a funding level near 80%.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 32.4% 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 2014 maintenance fees at other comparable properties are on average 55% more than Hawaiiki's. In today's market, that translates into approximately \$76,500 of value added to the average apartment at Hawaiiki, or \$32.65 million to the entire project.

The energy saving projects we continue to implement give Hawaiiki a competitive edge in the marketplace. The savings in the month of August 2014 were over \$85,000. That represents 30% of the monthly budget. By the end of 2014, we will have realized nearly \$8,000,000 in cumulative savings from the energy retrofits.

The new budget will be mailed out to all owners in October. 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.

If you are a new owner taking possession of an apartment in October, Novem-

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THE DRAINS AT HAWAIKI TOWER

Hawaiki inherited a challenging drain system. Hawaiki Tower is over 15 years old. In order to maintain the health of our drain system, we will begin the process of inspecting our drain lines in order to determine where additional work is necessary. Once we determine the locations of necessary work, we will install access panels and clean outs to assist in the drain cleaning effort.

Unfortunately, many of the access panels and cleanouts will be installed inside apartments, where the main lines pass through. This is unavoidable due to the design of the drain system. Once these access panels are installed, we will bring equipment in to clean the drain lines. For the washer/dryer drains, this will entail removing the washer/dryer from the closet, cutting a hole inside the closet wall and installing an access panel, installing a clean out access port in the drain line and then coordinating with many other apartments to perform the drain cleaning.

Depending upon where the main drain line is located in an apartment, access panels may or may not be necessary or possible. For example, in the 08 and 04 apartments, which the perimeter walls are made of concrete, the kitchen drain line is between the concrete and the kitchen cabinets. There's no way to install an access panel. In those cases, we'll utilize a hydro jet drain cleaning system (essentially a power washer for the drain line) and access the drain through the kitchen sink connection.

Each apartment is different. In order to clean the entire drain line, top to bottom, we'll need to install access panels approximately every 6 floors or less for EACH drain line. This amounts to hundreds of access panels and clean out ports. The cleaning equipment isn't able to operate effectively once it extends more than approximately 50 feet. The inside of our pipes accumulate a significant quantity of solids. In the kitchen, this is rice, grease and other food scraps. In the washer/dryer it is lint, paper, dirt and anything else that ends up in our pockets and clothes. In the soil drains, it's everything that goes down our toilets and shower drains. As we clean from the bottom up, we have to clean in a ladder type pattern. When we clean out floors 10-6, we have to make sure that the debris from these floors gets out to the main drains at the street. Then when we move to floors 15-11, we have to repeat the cleaning from 10-6 and to the street to make sure the debris from 15-11 goes out to the main drain at the street. Then when we go to floors 16-20, we have repeat floors 15-11, 10-6 and to the street to make sure the debris from 16-20 gets all the way out to the street. This pattern repeats all the way up the building. If we don't make sure to push the debris out, it's possible a back up will occur wherever we stop cleaning. It's very labor intensive.

We will perform as much of the cleaning from the common area hallway as possible. Please pardon the intrusion and interruption when we ask for access to your apartment. Your cooperation is appreciated.



**HAWAIKI TOWER
SPECIALIST**

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Proven Track Record, Market Knowledge, Negotiating

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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 2014 Employee Gratuity/Holiday 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 contributed to the Fund will be distributed as holiday gifts and 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.

ENERGY SAVING PROJECTS

In 2013 we changed all the lighting in the garage and in 2014 we changed all the lighting in the tower. We removed half of the fixtures in the elevator vestibules and relocated the remaining ones to evenly distribute the light in those areas.

In 2001, before we started any of the energy saving programs Hawaiki's electricity consumption averaged 401,000 Kwhs per month. So far in 2014 we're averaging 165,350 Kwhs per month. That equals a 59% reduction in energy consumption, with no discernible reduction in the quality of services delivered to our occupants.

Because our overall energy usage is so low, we can now see seasonal changes in our energy consumption that used to be masked by the high overall consumption.

These energy saving programs really do work.

AC 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 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.

HOLIDAY GATHERING

On December 19th at 5:30pm the AOA of Hawaiki Tower, Inc. will be sponsoring a Holiday gathering for the residents of Hawaiki Tower.

If you plan to attend, please bring a side dish, desert or other contribution to round out the menu. The Association will provide main dishes and beverages for everyone.



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ハワイの不動産売買、レンタル、別荘管理は日本語でサチハワイにお問合わせください。

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English & 日本語: **(808) 596-8801**



BUILDING IMPROVEMENT PROJECT: SWIMMING POOL

A few months ago the pool was drained to investigate some problems we noticed with the finished surface. What we discovered was that the steel reinforcing in the finish layer of the pool is deteriorating. This will require additional repair. The pool will be drained again for an extended period of time in order to make the repairs. We have not scheduled this work yet and will try to make repairs during the winter when the pool is used less frequently and the weather is less conducive to pool use. Conversely, poor weather may lengthen the time the pool is under repair.

The scope of the work may include retiling the entire pool and spa. At the very least, the work will include the demolition of nearly the entire surface of the spillway weir wall, removal of all steel reinforcing in that wall and the reinstallation of tile.

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

FREQUENTLY ASKED QUESTIONS (FAQs)

Are assessments too high or too low?

Our assessment may be higher—or lower—than a neighboring community depending on many factors. Are we providing more services? Is our property older? What utilities are included in the assessment or do we have more apartments?

The more important question is what value are residents getting for their money? To answer that question, the association mails a detailed budget with line-item documentation to all owners and makes it available to potential buyers.

Do we have too many renters?

Our association board sees renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have all the same rights to enjoy our community as owners—except voting or holding office. We welcome renters, encourage them to participate in association activities and hope they will eventually buy a home in our community.

Is community living carefree?

Association living is *maintenance* free—leaving maintenance decisions to a board—but not entirely carefree. Residents need to maintain the components of their apartment, care about their community and recognize that common-interest living involves service and commitment. Good maintenance increases curb appeal which helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer.

Are architectural and aesthetic uniformity necessary to protect property values?

The board's objective is to maintain standards rather than ensure uniformity. Yes, *some* uniformity is good, but the board believes there is room for individual expression—as long as aesthetic standards are met.

Property values are based largely on comparative values of homes throughout our community. However, we can ensure that our values are at peak levels by assessing adequate fees to maintain our community now and for years to come, by ensuring all residents are involved and engaged in the community and care about the association and by maintaining high aesthetic appeal.



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