



IMPORTANT NAMES AND NUMBERS

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Trung Quach, Treasurer
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director
- Cheryl Richards, Director

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 ANNUAL MEETING

The 2015 annual meeting of the AOA of Hawaiki Tower, Inc. will be held on March 30th 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. Four Board seats are up for re-election—incumbents Jeff Dickinson, Trung Quach, Douglas Hung and Attilio Avino. The membership needs to vote to confirm any appointment and elect new board members.

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.

Inside this issue:

The Drains at Hawaiki	2
Energy Saving Programs	3
Employee Gratuity Fund	3
Holiday Gathering	3
Building Improvement Projects: Swimming pool	3
What You Association Board Does for You (cont'd)	4
FAQ's	4

WHAT YOUR ASSOCIATION BOARD DOES FOR YOU

As a recognized homeowners association, our community has a board to help our AOA run smoothly. The board consists of volunteers who execute a wide variety of tasks you may not be aware of; however, their work affects every single resident.

One of the most important things the board does is create and enforce the association rules. While some residents may not like being told what they can and can't do, ultimately the board is looking out for the greater good. By enforcing the rules, the board is doing its best to keep property value up and conflicts down. Of course, the board wants to make sure the rules are benefi-

(Continued on page 4)

THE DRAINS AT HAWAIKI TOWER

On December 23rd we turned off all the water in the kitchens of the 07 apartments in order to cut open a drain line, install a clean out port and unclog the drain line. When we cut out the pipe we were shocked at what we found. The photos below illustrate the debris in the pipe.



This is the section we cut out. It is completely filled with small bits and pieces of a hard substance that is unidentifiable. It looks as if someone used their garbage disposal as a shredder. Pieces of plastic, rubber and other items were found in the debris.



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In the second photo you can see the pipe going through the floor was also filled solid (down about six feet). Once the drain cleaning machine went in six feet the entire plug of debris released and went down the drain. Unfortunately, an apartment suffered water damage due to the backup.

It is important that the disposal NOT be used as a convenient device to dispose of spoiled or unwanted food or used inappropriately to grind up other material. Please wrap up large quantities of spoiled or unwanted food and throw it away in the trash receptacles. NEVER use the garbage disposal to grind up non-food items.

If you have children, please explain to them the importance of using the disposal appropriately and not as a toy or fun activity to see what can get ground up.

Your cooperation and awareness are appreciated.

ENERGY SAVING PROJECTS

The Environmental Protection Agency (EPA) and the Department of Energy (DOE) recently added a rating and benchmarking category for high-rise residential buildings. Hawaiki participated in the data sharing to obtain a rating for our energy profile and usage compared to all other residential high-rise buildings. The rating is a scale between 1 and 100. 100 being the best score possible. If your score is 75 or higher you are able to apply for and obtain an Energy Star rating. This rating has to be peer reviewed by an engineering firm to confirm the data. Once the data is confirmed we are issued an Energy Star plaque by the EPA and DOE.

Last year, our energy saving programs saved Hawaiki \$1,080,462.

Hawaiki's Energy Star rating is 100. We should have our plaque within the next couple of months.

EMPLOYEE GRATUITY 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 effec-

HOLIDAY GATHERING

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

A pleasant evening was had by all, enjoying good food and conversation and getting to know each other better. If you missed the event, please be sure to mark your calendar for the next one. Hope to see you there!



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English & 日本語:

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BUILDING IMPROVEMENT PROJECT: SWIMMING POOL

In December a thorough inspection of the pool was conducted to determine the urgency of the necessary repairs. In consideration of the drain issues (page 2) and how they can negatively affect residents, combined with the non-urgent condition of the pool, the pool repairs will be delayed until we progress a bit further with the drain system work. We have not scheduled the 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.

ASSOCIATION BOARD (cont'd)

(Continued from page 1)

cial for the majority—and hopefully all—residents. You are welcome to raise concerns about the rules at open board meetings.

Another major responsibility of the board is to collect assessments from homeowners. Collecting this money is important for the stability of the association, because the assessments pay for the common elements enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for any major repairs the association may need. The board is responsible for the association's finances, and collecting assessments is how it ensures that the association remains solvent.

Finally, the board acts on behalf of the association by hiring managers, attorneys, contractors and other professionals who help better the association. Board members also help conceive and lead many of the projects that will improve the HOA.

While it's a big job, board members are happy to serve the residents and make the community a great place to call home. So why not learn more about what these volunteers do by talking to your board members? The more people we have looking out for our association, the stronger it will be.

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Can I rent an additional parking stall?

Answer: The Association does not have additional stalls to rent. Unused parking stalls must be rented directly from the owner. If you want to rent or purchase an additional parking stall, or have one to rent or to sell, bring your information to the office and we'll prepare a notice for posting on the bulletin board by the mail boxes.

2. How and when can I make BBQ or other facility reservations?

Answer: Reservations can be made no more than three months in advance. For small gatherings (less than 8



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people) no reservation is required. For larger functions, a reservation agreement form must be submitted 14 days in advance of the function. The maximum number of guests is 12 persons.

1. Can Hawaiki Tower staff help me install or repair something in my apartment?

Answer: No. Hawaiki Tower employment policies prohibit staff members from working for residents in their apartments. This applies to the time employees are on or off duty from their normal working hours at Hawaiki. Hawaiki Tower's workers' compensation and liability insurance do not protect the employee or the Association when an employee works for an owner in an apartment.

1. How do I obtain the insurance information my lender requires?

Answer: An insurance summary is available from the Hawaiki Tower website or administrative office. Just go online, or ask your lender to, and it can be downloaded directly from there. Or, stop in the office for a copy or we can fax one to you or your lender.