



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

**IMPORTANT NAMES
AND
NUMBERS**

- Paul McCurdy, Resident Manager
Tel: 589-1344 Fax: 589-1346
email: office@hawaikitower.org
- Website: www.hawaikitower.org
- KC Abadzhiev, Property Manager
Tel: 593-6832 Fax: 447-5120
- Security Office: Tel: 589-1347

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**THE INSURANCE
DEDUCTIBLE IS \$25,000**

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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。

2023 Budget

The 2023 budget was approved in October. It contains a 7% increase in maintenance fees. Unfortunately, oil prices have increased significantly over the past year. This drives up our electricity cost. Our cost per kilowatt hour has risen 33% since January 2022. Hawaii has the highest electric utility rates in the country! In addition, water and sewer rates are forecast to increase in 2023.

1. The Board of Water Supply received approval for a 30% increase that commenced in July 2019 and continued through 2022.
2. Sewer fees will continue to increase in the future. Environmental Services is seeking approval on the next six-year rate package. We can expect rate increase for years!
3. The Board continues to make funding reserves a priority.
4. The Board added bulk internet to the services the Association provides all owners. This increases the Association’s fixed cost while reducing the overall expense owners pay for internet service.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 32% of our maintenance fees for 2023. Increases in these items translate directly into increases in our maintenance fees. The Board is pleased that only a 7% 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.

PICKLEBALL COMES TO HAWAIIKI TOWER

This October we had the tennis court resurfaced and added striping for two pickle ball courts. Two portable nets are available for folks to set up — one on each side of the tennis court. Please contact the Security office to make a pickleball court reservation.

The same rules that apply to tennis court reservations apply to pickle ball.

BICYCLE REGISTRATION, ABANDONMENT AND DISPOSITION

Numerous bicycles have appeared around the property. Bicycles must be registered. It costs \$25 per year to register and store each bicycle in our bike racks. Many are unregistered. Bike racks are located at several locations around the project. If you are unfamiliar with where additional racks are located, please ask at the security or administrative office. Bicycles may not be locked to fences, railings or to drainpipes.

It is possible to keep your bicycle in your parking stall. To do so, you must purchase a cement bike rack that has a means of locking your bicycle. The cement racks cost \$75. Occupants who purchase these cement racks must consider their ability to park their bikes and their cars within the confines of their stall. You cannot impede or extend into an adjacent parking stall.

The Association will be cutting the locks on bicycles that are unregistered and/or unclaimed and storing them awaiting disposition or their being claimed by an owner.

If you have a bicycle and have not registered it, please register it at the security or administrative office at your earliest convenience.

HAWAII CONSTRUCTION PROJECTS

SWIMMING POOL RETILING

The re-tiling of the swimming pool is delayed several months. It was determined that a construction permit is needed. The permitting process takes 8-12 months once the permit is applied for. We expect to begin the project in 2023.

SECURITY CCTV SYSTEM

We are nearly complete with the project. A few adjustments and tweaks to the hardware have taken significantly longer than expected, mostly due to supply chain issues. A few technical difficulties pre-

sented themselves for our contractor to overcome. The new system is a huge improvement in our property coverage and forensic capabilities.

POWER DOWN, SAVE MONEY

Our electric utility rates are rising dramatically. Residential rates in June 2016 were \$.25 per Kwh. In June 2022 the rate has risen to \$.42 per Kwh. That's a 68% increase!

Looking to cut back due to a tight budget or ready to go green? Here are quick and easy tips to accomplish both:

- Unplug appliances and electronics. TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. "Smart" power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you're not in the room or not in the house, there's no need for all the lights to be on.
- Clean and replace air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- Activate "sleep" features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Wash your laundry with cold water. It's just as effective.

HAWAII HOLIDAY GATHERING

On Wednesday December 21, 2022 Hawaii will be hosting a Holiday Gathering for the residents of Hawaii Tower.

Hawaii Tower will be providing all food for this event. We will have individual bento style plates, desserts and drinks for everyone.

Please do not bring other food to share. Hawaii feels it's safest to avoid shared food while we are still influenced by Covid.

We look forward to seeing you there!

HOW MUCH NOISE DO YOU MAKE?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you *and* your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Rigid flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. At Hawaiiki Tower it is VERY difficult to install rigid flooring due to the required sound mitigating underlayment. If you're considering installing rigid flooring in your unit, you must first obtain approval from the Resident Manager. If your neighbor above you ever installs rigid flooring you will be very happy the standards exist.

Flat-screen televisions are becoming more affordable every year, and many of our residents have them. Please mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation downstairs might be intolerable if it's a religious or ethnic holiday for you. Whatever you're planning, give some thought to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Maybe you work nights and their teenager—whose room backs up to yours—blasts the audio system after school each day.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.



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THE CARE AND FEEDING OF YOUR GARBAGE DISPOSAL

In past issues we've discussed our drains in Hawaiiki Tower. The kitchen drains are the most likely to experience a backup. This is primarily due to things that go down the disposal. The powerful roar of your disposal's motor may convince you it can take on any garbage you throw its way, but it's important to remember that your disposal is not a trash can. Garbage disposals are designed to grind small bits of biodegradable food waste to help prevent clogged drains. Proper use and maintenance will not only extend the life of your appliance, but will also spare you unnecessary and costly service calls.

Do:

- Small amounts of skinless, boneless, pit-less

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EMPLOYEE GRATUITY HOLIDAY FUND

Dear Hawaiki Tower Owners and Residents,

During this holiday season of gratitude and love, Hawaiki owners and residents are invited to collectively give a special thanks to our employees by participating in voluntary gift giving to all Hawaiki non-supervisory employees.

Our employees continue to work hard to provide the highest quality of service to each of you, our owners, residents and guests. All of our employees know the building and residents well, and work together cooperatively. They fill in for each other and constantly take pride in their work. Recognizing their commitment and effort increases their job satisfaction and improves their performance. The Holiday Fund is a convenient way to remember our employees and to show our gratitude for our good fortune and appreciation for the outstanding contribution our employees make to maintaining and improving our homes and investments.

Your contributions will only be distributed to the 26 non-supervisory staff. Although it is typical for owners of a prestigious condo such as ours to give a gift equivalent to one month's maintenance fee, any amount is greatly appreciated.

Please drop off your gift at the Hawaiki Tower management office by Saturday, December 10th. Alternatively, owners can mail a check in the envelope provided. Please mail them in time for them to arrive by December 10th. We would like to distribute all contributions to our employees before the Holidays. Your voluntary contribution will remain anonymous. All management employees do not receive a portion of these contributions.

The staff greatly appreciates Hawaiki's collective annual thanks in recognizing the exceptional work they do to make Hawaiki the best place to live and play, and truly looks forward to the gifts from you.

Mahalo and Happy Holidays!

Hawaiki Tower Board of Directors



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GARBAGE DISPOSAL (cont'd)

(Continued from page 3)

and non-fibrous foods are safe to grind.

Don't:

- Shells, skins, husks, rinds and other hard or fibrous materials should not be put in the disposal (e.g., clam shells, oyster shells, corn husks, fruit pits, banana peels, avocado skins and bones).
- Large amounts of starchy foods (e.g., noodles and rice) should not be put in the disposal. Although they are easily ground, they expand in water and can clog drains.

Always:

- Run *cold* water when operating the disposal. Keep the water running for at least 30 seconds after you turn off the unit.

Never:

- Use *hot* water when operating the disposal.
- Put non-food materials through the disposal. This includes all types of glass, plastic and metals (e.g., bottle caps, aluminum foil and plastic wrap).