



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

IMPORTANT NAMES  
AND  
NUMBERS

- Paul McCurdy, Resident Manager  
Tel: 589-1344 Fax: 589-1346  
email: office@hawaikitower.org
- Web Site: www.hawaikitower.org
- Yule Park, Property Manager  
Tel: 440-5542 Fax: 447-5177
- Security Office: Tel: 589-1347

BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Mike Chapman, Treasurer
- Linda Keller, Secretary
- Douglas Hung, Director
- Moe Masuda, Director
- Attilio Avino, Director
- Kristina Lockwood, Director
- Cheryl Richards, Director

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 ANNUAL MEETING

The 2023 annual meeting of the AOA of Hawaiiki Tower, Inc. was held on Monday, March 27th at 6:00 pm in the level 3 lobby.

The meeting business was conducted efficiently and professionally.

The membership elected three persons as directors by acclamation. Cheryl Richards, Douglas Hung, and Kristina Lockwood were elected to three year terms.

The meeting was concluded in less than a half an hour. This was due to all the owners approving the various changes to the Association's Bylaws during the amendment and restatement process we all went through a year ago.

The Association thanks these three candidates for their willingness to contribute their time and expertise to help Hawaiiki maintain and enhance its position in the Honolulu Community Association market.

## REFRIGERATORS, AIR CONDITIONERS, AND WASHER/DRYERS

As the building ages, owners are deciding to replace old appliances in their apartments. Washer/Dryer sets, the refrigerator, and air conditioning units are the most typical fixtures being replaced.

If you're thinking about replacing your washing machine, the first thing to do is to test your water shut off valves. If you don't test them first, when the delivery folks arrive to install your new machine, they won't be able to complete the delivery. They'll try to turn off the water and disconnect the hoses. If the valves don't shut off the water, the workers can't disconnect the hoses and they will leave without installing the new machine. This is inconvenient.

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## REFRIGERATORS, AC UNITS, WASHER/DRYERS

*(Continued from page 1)*

To test if your valves are working properly, close your water supply valve(s), set your washing machine to warm water and turn it on. If the machine starts to fill with any water, the valve(s) is/are broken and needs to be replaced. Even if you're not planning to replace your washer/dryer, this is a good test to see if your valves are working properly. If they aren't working properly, they are at risk of leaking and it is recommended to replace them.

When ordering new air conditioning units, you or your air conditioning installer will be ordering them from Norman Wright Mechanical. Norman Wright Mechanical is the local distributor for ClimateMaster, the manufacturer of our AC units. Katelyn is the current person who orders our machines. She knows which parts need to be included in the new machine. Most important is the normally closed valve (motorized zone valve). This valve must be included in all new machines. This is really important. This valve controls the flow of water through your machine when it starts and stops. Together with our system controls, this valve helps minimize the cost of operating our system.

When ordering a new refrigerator, the first thing to test is the ice maker/water dispenser shut off valve. This valve is typically located on the back wall above the refrigerator machinery. In a few units, the valve is located under the kitchen sink. To test this valve, close the valve and then try to dispense water from the refrigerator. If water comes out the valve is broken and should be replaced BEFORE the new refrigerator arrives.

## GARAGE STORAGE CABINETS

**ATTENTION OWNERS!** It has come to our attention that many of the storage cabinets in the garage are damaged by termites. The storage cabinets are the property of owners and not common elements the Association is responsible to maintain and replace.

The Association will be inspecting all the cabinets in the garage and if evidence of termites is found, each owner of an infected cabinet will receive a letter to take action to eliminate the termites.

The Association is working on new guidelines for the replacement of the storage cabinets, including the possibility of extending the cabinets down to the floor, allowing for storage of more and larger items.

If the storage cabinets are extended down to the ground, the concrete wheel stop will need to be relocated, which will shorten the stall by a couple of feet. If this happens, the owner must not have a vehicle that's too long and sticks out into the drive lane.

Other possible options are to remove the cabinets completely so a larger vehicle can fit in the stall and not extend out into the drive lane.

We're working on establishing criteria that owners can use to have new cabinets made and installed in a variety of configurations to fit their storage needs.

Below is a photo of a cabinet that might be approved for installation. These cabinets can be configured in a variety of ways, with one door, multiple doors, many shelves, no shelves, etc., to accommodate a variety of storage needs. Each owner could choose their design when replacing their existing cabinets.



## APARTMENT REMINDERS

1. **Flushables**—Please do not throw “flushable” wipes of any kind down the toilet. They may disappear from your view and go down the drain but they do not disintegrate and will clog our pump system. This goes for Swiffers, dryer sheets, sanitary napkins, baby wipes, scented hand wipes, etc.
2. **Piping Issues**—Please remember to notify anyone who works on your bathroom fixtures to close the ceiling valves BEFORE working on any bathroom fixture for ANY reason. Failure to close the ceiling valves may result in your apartment getting flooded and flooding several apartments below you.
3. **Water Drips**—Please immediately report any water you see dripping from any fixture or anywhere in your apartment.
4. **Bugs**—Cockroaches are unwelcome occupants of Hawaiki Tower. They are impossible to prevent from coming in the building. Every time someone moves in they come in the boxes or from the moving company warehouse. Roach bait stations are available at no cost from the administrative office.
5. **Inspection**—If you are an absentee owner or travel a lot, please remember to hire someone to check on your apartment not less often than every two weeks. Our insurance policy does not cover leaks that occur for more than 14 days. If you leave for extended periods of time, it is a good idea to close the bathroom water supply valves located in the ceiling access panel, close the washer dryer hot and cold water supply valves and the kitchen sink hot and cold water supply valves. This not only helps prevent water leaks, it exercises the valves. These valves operate better and for longer periods when they are opened and closed more frequently.
6. **Insurance Required**—Please remember that every owner is required to purchase their own insurance. State law and our project documents require this.
7. **Agent Info**—If you are an absentee owner or travel a lot, please update your local agent information with the administrative office. State law requires non-resident owners to appoint a local agent/contact person to assist the Association in the event of an emergency. Even if you are a resident and travel a lot, it is a good idea to have a local contact person to back you up while you are away.



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

## HAWAII IMPROVEMENT PROJECTS

### Pool Retiling

The swimming pool and spa pool will be retiled this spring and summer. The project commenced April 10th and is expected to continue for 4-6 months.

The work consists of removing all the old tiles, repairing steel reinforcing in the pool shell, constructing a bond beam around the deck side perimeter of the pool, lowering the vanishing weir wall a couple of inches, applying a waterproof coating to the pool and spa, then retiling the pool and spa.

The recreation deck will remain open during the construction. Please observe all barriers and signs, they are placed for your protection and to protect the work in progress.

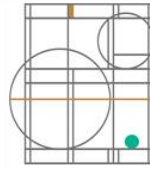
### Entrance Controls

The entrance control system, the one that operates all our secured doors with fobs and cards, will be replaced soon. We are upgrading to current technology. A part of this project is to add electronic locks to other perimeter doors, including the lobby entrance.

### Fiber Optic Cable Installation

As a part of the new contract with Spectrum, fiber optic cables will be installed in the entire building, including into every apartment. This means that Spectrum will have to come into every apartment to pull the cable from an electric room in the hallway through conduits in the floor slab, into each apartment. Spectrum will need access to the wall outlets in every apartment. Owners will be required to move furniture away from the outlet where the cable enters the apartment. If owners are unable to move furniture, arrangements can be made to have professional movers assist in the process.

We will communicate with you as these projects develop and progress.



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## FREQUENTLY ASKED QUESTIONS (FAQs)

**Q: Where can I obtain an air conditioner float valve?**

**A:** Air conditioner float valves are available in the Administrative Office for free. We give them to owners to encourage them to install them. This device turns the air conditioner off before the condensate drain pan begins to overflow and flood your apartment and the apartments below. It is a safety device to minimize potential liability. It is highly encouraged that owners take advantage of this free product and have it installed.

**Q: Do I have to buy my own insurance for my apartment?**

**A:** Yes. All owners are required to purchase their own insurance policy for their apartment at Hawaiki Tower. Please consult with your insurance agent for the appropriate amount of coverage for your situation. Inform your insurance agent that the Association's deductible is \$25,000 and ask about the loss assessment rider.