



IMPORTANT NAMES AND NUMBERS

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Alika Rogers, Treasurer
- Douglas Hung, Director
- Sachi Braden, Director
- Eugene Ng, Director
- Linda Keller, 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。

2013 ANNUAL MEETING

The 2013 annual meeting of the AOA of Hawaiki Tower, Inc. will be held on March 25th 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. Five Board seats are up for re-election—Jeff Dickinson, Alika Rogers and Douglas Hung. In addition, two other seats are being filled due to resignations. If these other seats are still vacant by the annual meeting the membership needs to vote to confirm any appointment or 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.

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POWER DOWN, SAVE UP

Looking to cut back due to a tight budget or ready to go green? Here are 10 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 furnace or air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- In the warmer months, keep the shades and blinds down on south-, east- and west-facing windows. In the colder months, open them up and let the sun in.

(Continued on page 4)

CONSTRUCTION AND IMPROVEMENT PROJECTS FOR 2012 AND 2013

In March 2012 we finished the installation of an ADA ramp for the front entrance at the Retail2 (Kissaten) apartment.


In December 2012 we finished refurbishing the furniture and carpet in the level 3 lobby.


We are still working on replacing the carpet in the tower hallways.

Work also continues on retrofitting the lighting in the garage from the HID lamps to low energy use LED lamps and new fixtures. As we progressed with the installation we realized we wanted to add more fixtures than we originally planned and have had to order another 100 fixtures more.


The energy savings from this project have been excellent—saving an average of \$3,800 per month so far. We have a little over one more garage level to retrofit before the project is complete.

This should keep us busy for 2013 and provide a fresh new look to Hawaiki Tower and help us minimize energy costs.





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?

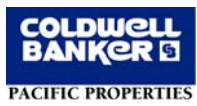
If you are looking to buy or sell
a home, call me today!

Amy Ayako Wong エミーあやこ ウォング
Realtor, GRI

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EMPLOYEE GRATUITY CHRISTMAS 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 effectiveness.

Have a happy and prosperous 2013!

HOLIDAY PARTY

On December 15th Hawaiki Tower had a holiday party for residents. Mahalo nui loa to all who attended. Everyone enjoyed the food and conversation.

SOUNDS LIKE A GOOD IDEA

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. To keep everyone happy and maintain civility among neighbors, the association asks that you take a few steps to reduce or eliminate annoying noise.

Be kind and respectful. A little common courtesy makes a big difference. Keep your music and television at reasonable levels, do your vacuuming before bedtime, and before remodeling, check with the manager about acceptable hours and days of the week that work can be done. Move your noisy appliance away from walls and put sound-absorbing material underneath *before* your neighbors complain.

Keep a log. If you're disturbed by a noise problem, note the times and the nature of the noise. Ask the manager to listen and verify the noise as well. There may be a pattern in the noise that can be adjusted.

Visit your neighbor. If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to made changes to reduce your own noise.

Contact the manager. If a polite request doesn't change your neighbor's noisiness, it may be time to ask the manager for help. Have your noise log ready, including attempts to solve the problem yourself.

Reducing noise sounds like a good idea. A quiet, peaceful community, relatively speaking, is a happy community.



BRETT HILL
CONSTRUCTION · INC

We provide maintenance and repair work to keep your unit in optimum working order.

Our maintenance service includes:

- Servicing your air conditioner
- Test all smoke detectors
- Check your plumbing fixtures
- Check plumbing drains
- Clean refrigerator coils
- Check dishwasher and disposal
- Test GCFI electrical outlets
- and more

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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Website www.bretthillcompanies.com



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Looking to

SELL or **RENT**

your

Hawaiki Tower Condominium?

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。

Give us a call or stop by Hawaiki #301 to find out how we can help you!

English & 日本語:

(808) 596-8801



オフィスはハワイキのロビー内です。
お気軽にお立ち寄り下さい!

POWER DOWN, SAVE UP (cont'd)

(Continued from page 1)

- Activate “sleep” features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Raise the thermostat. Wear less clothes around the house and take that blanket off the bed at night.
- Use fans instead of air conditioning when possible or combine their use to turn up the air conditioning temperature a bit.
- Close vents and doors to unused rooms.
- Wash your laundry with cold water. It’s just as effective.

Check with the Alliance to Save Energy at www.ase.org for more energy- and money-saving tips or to subscribe

living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it’s up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association’s facilities. You can obtain copies of these and other useful documents from the manager.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association’s governing documents. In the event your tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will first contact your tenants in an attempt to remedy the problem. The association will send you a copy of any notice sent to your tenant.

LANDLORD/TENANT CONCERNS

If you are an owner who leases your unit, we’d like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association’s property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from

The association asks that you provide the manager with the names and contact information of your tenants. The association will add your tenants to its mailing list, and they will receive the newsletter, invitations to participate on committees, notices of social activities and general association-related information. This information will also be used in case of emergency.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience.

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Are Association Documents Open to Owners?

Answer: Have you lost your copy of the bylaws? Would you like to read minutes from past board meetings? Would you like to read a resolution for background information on an association policy?

Some of these documents can be found on our association website. However, these and other association documents are available to all members for review; owners have the right to inspect them, and the association is happy to make them available. However, we ask that you follow a few standard procedures so we can serve you efficiently.

First, stop by the office and it’s likely we have the documents you wish to read. If we don’t, submit your request several days before you need the documents. We may need extra time to locate older documents if they’re in storage.

Before submitting a request, get a clear understanding of what you are looking for and why. Be specific. A request for “documents relating to the capital improvement project” is too broad. Instead, request “vendor contract and blueprints for the capital improvement project undertaken last year.”

Your request will be filled as soon as possible, usually within five business days. If you want copies of pages from the original documents, make a list or mark the pages you want with a paper clip or sticky note. You will be charged per page for copying. You may also have copies of documents mailed to you and be billed per page for copying and mailing.

Some association records are confidential. Requests for sensitive information, such as personnel files, owners’ ledgers or legal files, will be denied. This protects the association and you from liability. The exception is requesting documents about yourself.