



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

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AND
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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。

2018 ANNUAL MEETING

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

The meeting business was conducted efficiently and professionally.

The membership voted on candidates to fill three seats on the Board of Directors. Nominees for the three seats were Jeff Dickinson, Attilio Avino and Trung Quach. The membership voted to elect all three to the Board. All three were elected to a three year term.

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

**ANNUAL PRESIDENT'S MESSAGE
As Presented at the Annual Meeting**

My name is Pat Kawakami and I am the president of the Hawaiiki Tower Board of Directors. On its behalf, I'd like to welcome you and thank you for taking the time to join us this evening.

When you checked in this evening, you received a copy of our budget; I encourage you to look it over at your leisure. Expenses for electricity, gas, sewer, water, telephone and cable TV represent 27% of our total budget so increases in these items directly translate into increases in our maintenance fees. We were fortunate in 2017 that utility costs remained stable, so only a 3% increase in fees was necessary. Compared with neighboring hi-rise properties, our fees continue to be very competitive. In 2017 maintenance fees at comparable properties were on the average 55% more than those here, which in today's market translates into about \$89,000 in value added to the average Hawaiiki Tower apartment or \$38 million to the entire project. Although it is challenging to find innovative ways to control costs while maintaining our superior level of service, enviable maintenance fees and high property value, the cumulative savings from our energy efficiency programs of more than \$10.4 million has made it worthwhile.

As our building ages, there are a number of scheduled maintenance items that need to be performed; this year it's painting the building exterior. We characteristi-

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PRESIDENT'S MESSAGE (cont'd)

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cally try to have maintenance work done in house in an effort to save money for the association. However, because of the extensive equipment and time needed to do this, we have hired an outside contractor. Work began this month.

Our building is 19 years old and the success and cost savings we have enjoyed is in large part due to our maintenance supervisor Kevin Donohoe and his staff. Our Staff turnover is low and on-going advanced training for many of the individuals continues and pay incentives offered on a project basis. This has meant that a considerable amount of work can be done in house, saving the association an estimated \$325,000 last year alone. A well-maintained and managed building enables us to control the rise in our maintenance fees.

Real estate activity in Hawaiki is quite good. 23 apartments sold in 2017. The inventory of properties for sale (presently, only 4 are on the market) and low owner turnover seem to reflect the desirability of our project and owner satisfaction. The price per square foot on the Diamond Head side is currently \$1040 and \$852 on the Ewa side of the building.

A large part of our success as an association is due to the tireless efforts of Paul and Rheva. They manage not only the day to day and upcoming activities and projects but do so in a manner that does not impact negatively the ownership and minimally, the staff. They work in harmony with the board to insure the smooth running of this building. Thank you, Paul and Rheva.

I'd also like to thank our Management Agent, Ed Robinson, secretary, Annie Kekoolani, and our attorney John Morris for their valuable guidance and advice.

Before I close, I would like to take this opportunity to express our appreciation to the members of the Board for their dedication and commitment; they consistently set aside personal agendas and willing work for the betterment of the whole association. Our Board of real estate professionals, small business owners, a property management executive, a physician, a developer and a finance executive bring a variety of experience and perspective which is very beneficial to the managing of Hawaiki Tower. We are also assisted by owners who, while not members of the board, willingly share their expertise.

Thank you.

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SURFBOARDS AND BICYCLES

Over a year ago a new policy was implemented requiring occupants to register and pay to store their surfboards in the common area racks.

The majority of surfboards that were in the racks have been abandoned. They will be disposed of in accordance with State law at the earliest convenience.

Beginning May 1, all bicycles that are unregistered will have their locks cut and be removed from the racks. In order to use the common area racks an annual fee of \$25 shall be paid via Surepay automatic deductions. Please stop by the administrative office at level 3 to register your bicycle if you want to keep it.

ALA MOANA BEACH PARK MASTER PLAN

In January 2018 the City held a meeting at McCoy Pavilion in Ala Moana Beach Park to present ideas and hear from concerned residents about the proposed improvements to the Park.

At times, officials had to stop the meeting to ask vocal crowd members to let featured speakers finish their presentations.

Many residents took issue with the plan to reconfigure parking along Ala Moana Drive and build a new promenade along the water front. The new plan would eliminate parking on the ocean side of the street.



The general consensus among residents attending was to leave the facilities as they are and maintain what's there rather than tear it down and rebuild it.

Another item under consideration is a new much larger and wider walkway and bridge at the Piikoi/ Ala Moana Blvd intersection. This makes no sense. It is a rare occasion when more than two or three people are crossing the street at the same time. What's needed is for the street to be repaved so you can cross the street safely without watching your every step and not trip or turn your ankle.

Comments can still be submitted online at OurAlaMoanaPark.com.

A draft Environmental Impact Statement is expected to be completed by the end of summer 2018 and more public meetings held after that.



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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

The repainting of the building has commenced. The entire exterior of the tower and garage will be painted. The color scheme will remain the same.

Staff is diligently working with the contractor to rust treat and repaint mechanical equipment, pipes and other items not included in the contract.

During the building painting areas of the recreation deck, level 3 and level 1 will be periodically cordoned off to protect passersby and the work in progress. Please respect all barricades. They are placed for your safety.

The large Hong Kong orchid trees on the recreation deck are being removed. They have outgrown their containers and are threatening to break the container. New trees will be planted to replace them.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q: Where can I buy air conditioner filters for my apartment?

A: Air conditioning filters are available in the Administrative Office. Two types of filters are available. A fiberglass filter and a pleated filter. The fiberglass filter and two algae tablets cost \$10 per set. The pleated filter and two algae tablets cost \$15 per set. If you want to purchase the algae tablets separately, they cost \$5 for two. If you want to purchase the fiberglass filter separately it costs \$5. If you want to purchase the pleated filter separately, it costs \$10.

Q: What's the deal with these fobs and cards?

A: Fobs and cards are available in the Administrative Office for \$25. These devices do not last forever. If you have an old fob or card that dies or a card that has fallen apart, you can't exchange it for a new one. We are happy to accept functional fobs and cards in good



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condition and offer a deposit refund, if we can reuse it. If it is so old and beat up that you don't want it, we don't either. Fobs and cards can die for any number of reasons. The cards and fobs have a coil of copper wire inside of them that a code number is embedded into. This coil produces a magnetic field that the card readers pick up and transmit to the computer in the security office. That is how each card is authorized for access through a door. If the magnetic filed in the fob or card is disrupted somehow, the card or fob will quit working.

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.