



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。

2015 ANNUAL MEETING

The annual meeting of the AOA of Hawaiiki Tower, Inc. was held on March 31st at 6:00 pm in the level 3 lobby.

The meeting business was conducted efficiently and professionally.

The membership voted on candidates to fill four seats on the Board of Directors. Nominees for the four seats were Jeff Dickinson, Douglas Hung, Trung Quach, and Attilio Avino. The membership voted to elect Jeff Dickinson, Douglas Hung, Trung Quach and Attilio Avino to the Board. Trung, Jeff and Attilio will each serve a three year term and Doug will serve a one year term.

The Association thanks these four 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**

Good evening, everyone. Thank you for taking the time to join us tonight.

One of the primary functions of the Board is to make certain the value of our property remains high. It does this by creating and enforcing rules that are beneficial for the majority of our owners, by collecting assessments which maintain the stability of the association and keep it solvent and by hiring on the AOA's behalf, managers, attorneys, contractors and other professionals.

Every year I speak of the efficiency programs that the board has instituted, programs that have resulted in a cumulative savings that to date exceed \$8 million. The Environmental Protection Agency and Department of Energy has recently added an energy efficiency rating for residential high rises. Hawaiiki has earned a 100, the highest possible. Our energy savings last year totaled \$1,080,462. These programs and in no small part, the hard work and on-going training of our maintenance supervisor Kevin Donohoe and his staff have helped keep the maintenance fees we pay approximately 50% less than surrounding buildings and given us a well maintained and managed investment.

Hawaiiki is approaching 16 years old. It has been the priority of our building maintenance to eliminate unexpected replacements and breakdowns. To this end, the major effort this year is the installation of drain cleaning equipment. The Developer failed to install any access panels to facilitate this necessary process so locations of the concealed

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DRAIN CLEANING PROJECT

We want to thank all the owners and occupants who have graciously cooperated with us so we could install clean outs and access panels in their apartment or allowed us access to their kitchen drains to perform the work.

We are pleased to report that 98% of all the kitchen main drains have been cleaned. In our opinion, this is the highest risk drain in the building. It experiences the widest variety of substances being introduced and has the least water flow to move substances through it. We have also experienced the most drain backups involving kitchen drains than any other drain line.

As of April 1st we are approximately 33% complete with this work for the whole building. Still to be performed are the upper floors washer/dryer access panels and all the bathroom drains.

Preliminary inspections of the bathroom drains indicate that building-wide cleaning may not be necessary. We intend to continue to inspect more bathroom drains at the lower floors over the next few weeks. Should they require cleaning, and ultimately they will, the following locations are anticipated for an access panel and clean out on floors 7, 13, 19, 25, 31, 37 and 43. We won't know precisely where any access panel can be installed until we open the wall and see what's inside or is in the way. This can be an apartment by apartment determination since each apartment isn't built exactly the same way.

The bathroom drain line clean outs for the 01 apartment are inaccessible and in order to clean the main drain line we'll have to remove the toilet.

For the 02 bathrooms, which share a drain line, the best location will be just inside the master bedroom door.

For the 03 bathrooms, the best location will be in the back of the small closet just inside the master bedroom.

For the 04, 05, 06, 07 and 08 apartments the best location may be the back of the small closet in the master bedroom or somewhere near the toilet in the bathroom.

For the 09, and the guest bathrooms in the 10 and 11 units, access panels will have to be installed in the bathrooms near the toilet somewhere.



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The master bathrooms in the 10 and 11 unit share a drain line and until we open the walls and see what we're faced with we won't know the best location to install the access panel.

Our experience indicates it typically takes a total of four (4) hours to mobilize, protect floors and walls, remove doors or washer dryers, cut open the wall, roto-rooter the main pipe for the 6 floors below, install an access panel and if necessary, prime and paint the panel (we don't paint the panels in the washer/dryer closet), clean up and demobilize. Occasionally it takes up to six (6) hours. The work is usually accomplished in one day. This is the normal procedure for the washer dryer and kitchen drain lines. If the work entails only one access panel and drain line, it may reduce the time slightly.

A huge thanks to all the apartment owners who have granted us access to their kitchen and laundry rooms to perform the work.

APARTMENT MAINTENANCE

AIR CONDITIONERS

The a/c manufacturer recommends the following regular quarterly and annual maintenance tasks:

- A. Clean front grill.
- B. Vacuum or otherwise clean evaporator coils.
- C. Thoroughly clean condensate drain pan and vacuum drain line (suction or discharge).
- D. Install algaecide tablets in condensate drain pan.

Annual Maintenance:

- A. Back flush condenser coils at least once per year. The Association has tools (back flush jig with union and discharge container) available to assist in performing this task.

The frequency of these tasks depend upon whether you open a window when the air conditioner is running (not recommended), the frequency and thoroughness of your housekeeping, the temperature settings of the a/c and how often you use the air conditioner.

If you run your a/c all the time at a low temperature setting, leave a window cracked open all or part of the time and are not fond of housecleaning, you should service the a/c unit more frequently. If that describes you, you should strongly consider installing an a/c drain pan float valve.

A/C FLOAT VALVES

The a/c float valve is provided to each owner for free. Each owner is responsible for the installation of the valve. This valve can save you from a potential liability (and the associated stress) and can help avoid damage to your apartment and apartments below you. The valve is installed in the condensate drain pan and if the drain gets clogged, the water level will rise. As the water level rises, this float valve will shut off the a/c unit before the water can reach the top of the pan and overflow. Overflowing water from a/c drain pans is the single most common water leaking problem in the building. Damage caused by these types of leaks are not insured.

PERIODIC INSPECTIONS

If you are an absentee owner and maintain your apartment at Hawaiki Tower as a second home, it is **HIGHLY** recommended that you hire an agent to make periodic inspections of your home. Slow leaks can occur in plumbing fixtures that can go unnoticed and unreported for months. If you do not have someone inspecting periodically, it is only after the damage becomes very extensive in your apartment and migrates to an occupied apartment that the problem is discovered.

A recommended inspection interval is every two weeks. Most insurance policies exclude water damage from coverage for leaks and seepage that occur for more than two weeks.

APARTMENT INSURANCE

Please remember that it is **REQUIRED** that each apartment owner purchase their own insurance that covers



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their contents, liability and uninsured damage. If damage to a common element or another apartment is caused by something in your apartment, to the extent the damage is uninsured, you will be responsible. Check with your insurance agent to choose the appropriate coverage. Be sure to inform your agent that the Association's deductible is \$10,000 and ask about the assessment rider.

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).

PRESIDENT'S MESSAGE (cont'd)

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equipment have to be located. This entails going through the building, locating the equipment, opening up the walls and installing the access panels. This project was sent out to bid in order to gain an understanding of the potential cost. The estimated cost was in excess of \$700,000. Consequently, we decided to perform this project in-house. This will be performed in over 200 locations in the building in approximately 75 apartments. We want to thank everyone who has cooperated and coordinated their schedules to facilitate this work.

Real estate activity in Hawaiiki is quite good. The inventory of properties for sale is low, illustrating the satisfaction owners have with the project. The average sold price per square foot in the past 6 months for apartments on the Ewa side of the building was \$820 per square foot. The average price for apartments on the Diamond Head side was \$1043 per square foot.

I would like to thank the members of the Board for their dedication and commitment; they consistently put aside personal agendas and willingly work for the AOA as a whole. Our Board consists of real estate professionals, small business owners, a property management executive, a physician, a developer and a finance executive. They bring a variety of experience and perspective which has proven very beneficial to the association. We are also assisted by other owners who, while not members of the Board, willingly share their expertise when asked.

Again, thank you for taking the time to attend this meeting.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q. Why don't the security officers have keys to assist us in gaining access to our apartments whenever we lose our keys or lock ourselves out?

Answer: The Board of Directors decided to not hold individual apartment keys. The reason for this is to limit the potential liability of the Association for claims made against it as a result of having keys to apartments. Residents are asked to make alternative arrangements with neighbors, friends, or others to hold a spare key for them, just as they would if they lived in a single family home.



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Q. Is there a correlation between the water pressure, water conservation and what actually comes out my faucets and showers??

Answer: The water pressure delivered to your apartment fixtures can vary between 35 to 90 lbs of pressure. The building code requires that all fixtures emit a specified maximum quantity of water per minute, irrespective of the pressure delivered. Your faucets and showers contain flow restrictors designed to meet the building code requirements. Faucets generally allow 1.5 gallons per minute and showers 2.5 gallons per minute. This amount of flow may seem slow compared to older buildings or houses that do not meet current code, but it does not mean that the pressure is low. The building code requires the low flow rate to conserve our island water resources.