



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
- Web Site: www.hawaikitower.org
- Ed Robinson, Property Manager  
Tel: 593-6833 Fax: 447-5120
- Security Office: Tel: 589-1347

BOARD OF DIRECTORS

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

## HURRICANE PREPAREDNESS

June 1 signals the start of the Central Pacific hurricane season. To help you prepare, the Hawaii State Civil Defense provides a template for creating a family emergency plan. One of the first steps you can take toward preparedness is the creation of a family disaster supply kit. This will help families get through the first few days after a disaster. Public shelters after a disaster may not offer some of the basic necessities. The development of a kit will make a stay in a public shelter more comfortable, should it be necessary. Store the kit in a convenient place known to all family members. Store items in airtight bags or containers. Replenish the kit twice a year. Include six basic items; food, water, first aid kit, tools and supplies, clothing and bedding and special items. Please refer to [www.scd.state.hi.us](http://www.scd.state.hi.us) for more information on the preparedness kit and a host of other topics.

A very comprehensive handbook for emergency preparedness and a detailed list of components of a family disaster supply kit can be found at the Federal Emergency Management Agency's website - <http://www.fema.gov/txt/library/eprhb.txt>. The basic disaster kit recommendations from FEMA and Red Cross can be found at the following link: <http://www.fema.gov/plan/prepare/supplykit.shtm>.

According to Dr. Scott Norville, P.E., PHD, Chair and Professor of the civil engineering department of Texas Tech University, it is important that **all windows of the building be CLOSED** in the event of a hurricane. Insurance losses can go up by 40% - 60% when windows are broken or left open and there is no other structural damage.

Inside this issue:

Recreation Deck Issues 2

Air Conditioning Float Valves 3

Insurance at Hawaiiki Tower 3

Tips for Successful Renting 4

Insurance (cont'd) 4

Please include in your hurricane preparedness checklist a note to **CLOSE AND SECURE ALL WINDOWS IN YOUR APARTMENT BEFORE YOU LEAVE.**

## OCEANIC CABLE TV UPGRADE

The Association is please to inform you that a new contract has been negotiated with Oceanic Cable. All apartments will receive digital service and one duplicated service (additional digital cable box for 2<sup>nd</sup> TV) and HD entertainment pack. Optional choices include 1 DVR service for 24 months at no cost, 1 free upgrade to Turbo Internet for 12 months and the Digital Variety Pack priced at \$6.99 per month.

The new service began July 1 and Oceanic will be contacting each resident directly to coordinate the installations. If you already pay for digital upgrade service, duplicated service and have a DVR, the primary digital box, 2<sup>nd</sup> box and one DVR charge will be eliminated from your monthly bill from Oceanic.

If you have been away, please contact Oceanic upon your return with any questions or to arrange for installation.

## RECREATION DECK ISSUES

During the summer months of July and August our second homeowner and visitor arrivals increase significantly. This increased use of the recreation areas by these owners and guests negatively impacts the occupants and neighbors living near and above the recreation area.

The primary cause of the problems are the adults who allow their unsupervised children to engage in boisterous and inappropriate behavior for a residential project.


Allowing children to scream and squeal while running and jumping into the pool and back and forth from the pool and spa pool is a violation of the House Rules and clearly disrespectful to others who may be in the pool or spa pool, on the deck relaxing or in their apartment. Infants and toddlers should not use the spa pool at all. The high temperature has been proven to be unhealthy for these small children as well as pregnant women and persons with a history of high blood pressure or respiratory illness.


Large floating toys or toys being thrown from person to person in the pool are inappropriate for the pool. A flotation device that aids in swimming while exercising is appropriate.

The swimming pool and other recreation facilities are not a place to “run wild” and “let the steam out”. Parents whose children need to exhibit that type of behavior should take their children to the park or beach across the street.


The tennis court is for playing tennis and not a general purpose playground for other activities. The Project Documents specifically state the common elements are to be used only for the purpose they were designed for. The tennis court lights are to be turned on only when playing tennis. The lights are not to be used to provide background lighting or so other games can be played on the tennis court surface.

Everyone’s cooperation and compliance with the Rules may alleviate the need to increase staffing to police the recreation deck during summer months.





Douglas Shanefield




Iku S. Honda

**OUR KNOWLEDGE IS YOUR RESOURCE**

◆

**Call Us Today!**

Douglas Shanefield (RA) - (808) 551.5551  
 Iku S. Honda (R) - *(Japanese Bilingual)* - (808) 226.2790  
 DougS@cbpacific.com [E-Mail]  
 IkuH@cbpacific.com [E-Mail]



Coldwell Banker Pacific Properties  
 1314 South King St., 2nd Flr., Honolulu, HI 96814

©2011 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Pacific Properties Office is Owned And Operated by ART LLC. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. All square footages are approximate. The information contained herein, while not guaranteed, has been obtained from sources believed to be reliable.

# BERNINI

H O N O L U L U

presents **Catering M**

Catering M offers authentic contemporary Italian cuisine and personalized on-site service at the event or venue of your choice. We offer a variety of flexible menus. Contact us for more details. Also, please visit us at the restaurant across the way on Waimanu Street.



**Catering M by Bernini Honolulu**  
 1218 Waimanu Street, Honolulu, HI 96814  
 808-799-5590 | catering@berninihonolulu.com  
 berninihonolulu.com

## AIR CONDITIONING FLOAT VALVES

In May 2004, the Association adopted a policy that recommends owners install a device that automatically detects when the water level in the air conditioning drain pan rises too high and then turns the air conditioner off. This will alert the resident that a problem exists and that service is required.

In order to encourage homeowners to proactively install the device, the Association will provide the device at no cost. The devices are available at the administrative office at level 3.

The cost to install the valve will be the responsibility of the owner, along with the future maintenance, repair or replacement of the device. It can be installed during routine maintenance service by any of the air conditioning companies that provide service in the building. For the do-it-yourself apartment owner, we have an installation guide available in the office.

## INSURANCE AT HAWAIKI TOWER

The **master condominium policy** insures :

- **Only** the interest of the Association
- Covers the buildings and items as originally conveyed by the developer
- Built-in appliances and cabinets
- Walls that make up the interior of the dwelling
- Electrical and plumbing fixtures
- Ceiling and flooring

**All of the above items are covered as originally built.**

Subject to the deductible, the building is covered for perils like fire, lightning, windstorm, vehicle damage, water overflow, smoke damage, etc. Flood damage is covered for damage to the building but not your personal property. The deductible at Hawaiki Tower is **increasing in 2013 from \$5,000 to \$10,000.**

(Continued on page 4)



**BRETT HILL**  
CONSTRUCTION · INC

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

- ★ **General & Air Conditioner Maintenance**
- ★ **Plumbing Inspection and Repairs**
- ★ **Lighting/Fan Fixture Installations**
- ★ **Painting & Drywall Work**
- ★ **Light Renovation Work**

For more information on rates and services or to schedule an appointment:

**(808) 864-5833**

You can also visit our office at Lobby Level, Suite 303  
(next to the Resident Manager)

Hawaiki Tower • 88 Piikoi Street, Suite 303 • Honolulu, HI 96814  
[www.brethillcompanies.com](http://www.brethillcompanies.com)



Sachi Hawaii • サチハワイ

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い合わせください。

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!

## TIPS FOR SUCCESSFUL RENTING

Approximately four in 10 homes in suburban America are occupied by renters. If your unit is one of those homes—or about to become one—here are a few tips that will help you, your renters, and the association.

- **Talk to the Manager**

The association manager can give you important information about what the association requires of owners and renters and tips about the rental process that will be very helpful, especially if you're leasing for the first time. The manager has sample leases you can use and copies of the association rules to give to your tenants.

- **Check the Documents**

Make sure you comply with the association's governing documents—the bylaws and CC&Rs. They may contain special requirements for nonresident owners who lease their units.

- **Educate Prospective Tenants**

Be sure to inform prospective renters about the special considerations of living in a community association *before* they sign a lease. The association will be happy to give you a copy of the rules to pass along.

- **Use a Lease Addendum**

No doubt you'll have your renters sign a lease. Please attach an addendum to your lease that covers the specifics of the community association and require renters to adhere to association rules. This is very important because it gives you and the association a means of enforcement. A good lease or lease addendum should support the community by:

- ◆ Requiring the tenant to obey the bylaws, rules, and regulations of the association. (Attach copies!)
  - ◆ Requiring the tenant to pay fines for association rule violations.
  - ◆ Requiring the tenant to vacate if community association regulations are repeatedly violated.
- **Keep the Association Informed**

Once the lease is signed, give a copy to the association manager. The more information you provide about your renters, the more successful they will be in our community. Please provide the following information to the association:

    - ◆ Renter's name (and children or roommates) and phone number.
    - ◆ Renter's email address, employer, or other pertinent details.
    - ◆ Renter's vehicle description and license plate numbers. This will allow us to provide parking information.
    - ◆ The number and type of pets, if any.
    - ◆ Your forwarding address and phone numbers.
  - **Encourage Tenants to Participate in the Association**

Be an advocate for your tenants with the association. Make sure they have access to the recreational and parking areas and that they have the keys and passes they need. Please give them the name and phone number of our association manager.

Even though tenants have no vote on association matters, they are an important part of our community. Make them feel welcome, provide information that will familiarize them with the association, and encourage them to participate in community activities whenever possible. Today's renters may be tomorrow's owners—or even board members. The more we all do to promote a sense of belonging for renters, the more positive and successful the leasing experience will be for everyone.

## INSURANCE AT HAWAIKI TOWER (cont'd)

(Continued from page 3)

It is **VERY IMPORTANT** that owners contact their insurance agent and discuss a **loss assessment rider to cover the Association's \$10,000 deductible** in the event a water leak or other damage causing event originates within their apartment.

A **Homeowners Policy (HO6)** insures:

- Your personal contents or household goods
- Your improvements to the dwelling made by you or a former owner.
- The cost to live elsewhere while your unit is being repaired.
- Loss Assessment
- Personal Liability

An individual homeowners policy is **necessary** to fully protect you and your unit. You cannot rely on just the master policy. If you have fire or hurricane damage, the master policy will take care of items as originally built. Your homeowner's policy will take care of your household goods and cover the expense for you to live elsewhere while your unit is being rebuilt. Call your agent today and discuss your insurance needs.