



### IMPORTANT NAMES AND NUMBERS

- Paul McCurdy, Resident Manager  
Tel: 589-1344 Fax: 589-1346  
email: office@hawaikitower.org
- Web Site: [www.hawaikitower.org](http://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
- 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 BUDGET

The 2018 budget was approved in August. It contains a 3% increase in maintenance fees. Fortunately oil prices have been very kind to us the past year yet other utility rates continued to climb. Utility rates are forecast to remain stable in 2018. For the first time in over ten years, no increases are expected.

1. Water rates didn't increase!
2. Sewer fees will continue to increase in the future. Double digit rate increases implemented from 2005-2011 have been followed by more moderate 4% annual rate increases since 2012. Additional increases of 5% and 8% were adopted for fiscal years 2016 and 2017, respectively. Environmental Services is seeking approval on the next six-year rate package. We can expect rate increase for years!
3. The Board continues to make funding reserves a priority and maintains a funding level near 80%.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 27.16% of our total budget. Increases in these items translate directly into increases in our maintenance fees. The Board is pleased that only a 3% increase in maintenance fees was necessary and that when compared to many other upscale hi-rise properties, the maintenance fees at Hawaiki Tower continue to be very competitive. In fact, for 2017 maintenance fees at other comparable properties are on average 55% more than Hawaiki's. In today's market, that translates into approximately \$89,000 of value added to the average apartment at Hawaiki, or \$37.61 million to the entire project.

#### Inside this issue:

Important Insurance Issues	2	The energy saving projects we continue to implement give Hawaiki a competitive edge in the marketplace. The savings in the month of August 2017 were nearly \$66,000. That represents 19.4% of the monthly budget. By the end of 2017, we will have realized nearly \$10,500,000 in cumulative savings from the energy retrofits.
Kakaako Development	2	
Employee Holiday Fund	3	
Holiday Gathering	3	The new budget will be mailed out to all owners in October. Included in the mailing should be your coupon books, for those of you not on Surepay. If you do not receive the coupons or the mailing, please notify us immediately.
Claim Your Surfboard	3	
AC Float Switches	4	If you are a new owner taking possession of an apartment in October, November or December, please contact Ed Robinson at Hawaiiiana Management (593-6833) if you do not receive the coupon packet in escrow or in the mail by year end.
FAQ's	4	

# KAKAAKO DEVELOPMENT

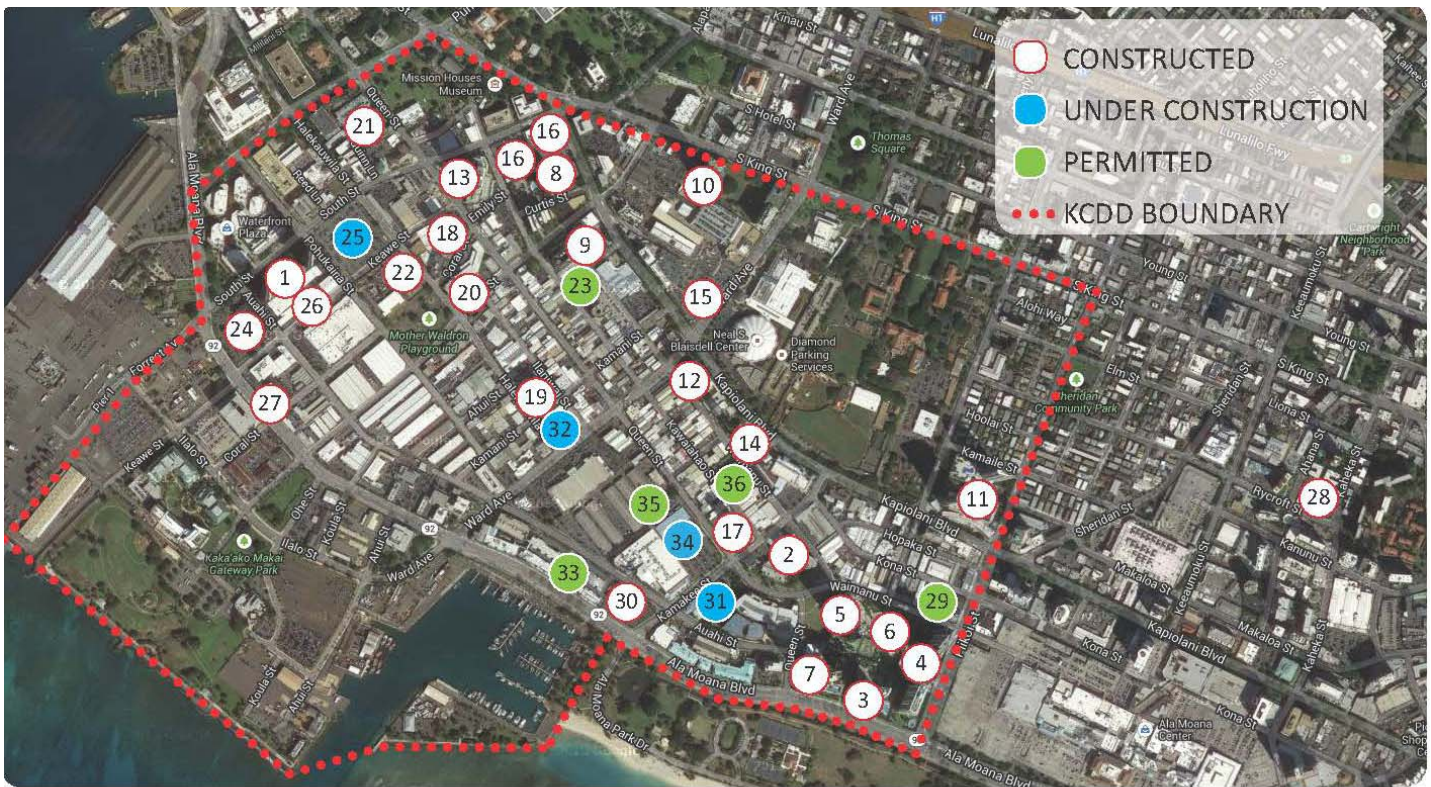
It's amazing the quantity of development happening around us. The map below shows the various projects already completed, still under construction and permitted and not begun.

It is likely that this development will continue. The City and County has an incredible incentive to approve projects of this nature. Not only does it bring the land to it's highest and best use, it enriches the State, City and County tremendously.

Just imagine how much more money the State, City and County collect over the life of the project. Prior to the project, the land was likely a few acres of light industrial and commercial space with a value of maybe \$20-\$50million dollars. After the high rise is built, the value is more like \$800-\$1000 million dollars or more. That's

a substantial increase in property tax revenue for the governments. In addition, the infrastructure around the property, utilities, sidewalks and streets are improved by the Developer, not the City and County. Imagine how much income tax revenue is generated from the construction of the project, GET tax on the material sales that are used to build it and income tax on the wages of workers and profits of developers and agents.

Once these projects are built the Department of Waste Water collects sewer fees for every unit in the building, whether it's occupied or not. It's likely that many of the units are second homes and rarely occupied. Once they are operating, owners and agents pay income and sales tax revenue on the continued sales of apartments. And the income tax on the wages of the staff that maintains the building, the revenue and profits from the vendors and contract service providers are additional sources of tax revenue for the government. These projects are amazing economic machines.



- |  |                        |   |  |                                       |
|--|------------------------|---|--|---------------------------------------|
| 1. One Waterfront Towers<br><u>Nauru Development :</u> | 8. Royal Capital Plaza | 16. 801 South Street<br>- Buildings A and B | 23. 803 Waimanu Street                     | <u>Ward Neighborhood Master Plan:</u> |
| 2. 1133 Waimanu  | 9. Imperial Plaza      | 17. Kamakee Vista                           | <u>Kaiaulu O Kakaako Master Plan (KS):</u> | 30. Waiea                             |
| 3. Nauru Towers  | 10. One Archer Lane    | 18. Pohulani                                | 24. The Collection                         | 31. Anaha                             |
| 4. Hawaiiki Tower                                      | 11. Moana Pacific      | 19. Kauhale Kakaako                         | 25. Keauhou Lane/Keauhou Place             | 32. Ke Kilohana                       |
| 5. Koolani   | 12. 909 Kapiolani      | 20. Na Lei Hulu Kupuna                      | 26. The Flats at Puunui/400 Keawe          | 33. Gateway Towers                    |
| 6. Waihonua  | 13. Keola Lai          | 21. Honuakaha                               | 27. Six Eighty Ala Moana                   | 34. Aeo                               |
| 7. Hokua   | 14. Pacifica           | 22. Halekauwila Place                       | 28. Rycroft Terrace                        | 35. Aalii                             |
|  | 15. Symphony Honolulu  |   | 29. Hale Kewalo                            | 36. Ola Ka Ilima Artspace Lofts       |



## EMPLOYEE GRATUITY HOLIDAY FUND

Many of our residents express their appreciation for our employees year-round by giving food and treats to the staff. Other residents express their appreciation by giving financial gifts. Both are appreciated.

The policy at Hawaiki Tower is for employees not to accept monetary or other gifts of value directly from residents, vendors, or contractors.

However, we do not want to discourage residents from showing their appreciation. To facilitate voluntary gift giving consistent with Hawaiki Tower policy, the 2016 Employee Gratuity/Christmas Fund has been established. Residents can make their contributions to this fund at any time of the year at the administrative office at level 3.

The gifts contributed to the Fund will be distributed as holiday gifts and bonuses for all non-supervisory employees. Each employee will share in the Fund an equal amount based on the length of his or her employment during the year.



**SACHI HAWAII • サチハワイ**

Looking to

**SELL** or **RENT**  
your

**Hawaiki Tower Condominium?**

**FREE CONSULTATIONS!**

**(808) 596-8801**

• English • 日本語

info@sachihawaii.com

- Buyer & Seller Services
- Long Term Rental
- Market Analysis
- Vacant Unit Care

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。



## HAWAIKI TOWER SPECIALISTS

OUR KNOWLEDGE IS YOUR RESOURCE

Call Us Today!



**Douglas Shanefield (RA)**  
RS-54692  
(808) 551.5551  
DougS@cbpacific.com



**Iku S. Honda (R)**  
RB-15682  
(808) 226.2790  
IkuH@cbpacific.com

Over 46 Years of Combined Experience

- Proven Track Record
- Market Knowledge • Negotiating Skills
- Trustworthy • Honest



1314 South King St., 2nd Flr., Honolulu, HI 96814

©2016 Coldwell Banker Pacific Properties. All Rights Reserved. Coldwell Banker Pacific Properties fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned and Operated by SBT LLC, Coldwell Banker and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. Real estate agent affiliated with Coldwell Banker Pacific Properties are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or SBT LLC.

## HOLIDAY GATHERING

On December 15th at 5:30pm the AOA of Hawaiki Tower, Inc. will be sponsoring a Holiday gathering for the residents of Hawaiki Tower.

If you plan to attend, please bring a side dish, desert or other contribution to round out the menu. The Association will provide main dishes and beverages for everyone.

## CLAIM YOUR SURFBOARD

Last May we began the process of re-inventorying all the surfboards. We built new racks in the level 1 store room and implemented a new policy that requires occupants to register and pay to have their surfboards stored. We removed approximately 100 surfboards from the store rooms. To-date, only about 22 surfboards have been claimed and returned to the racks.

**BE ADVISED, UNCLAIMED SURFBOARDS WILL BE DISPOSED OF IN ACCORDANCE WITH STATE LAW FOR ABANDONED PROPERTY.**

If you had a surfboard in the racks the past couple of years, please claim your board and remove it from the property or register it and place it back in the racks. Abandoned boards will be disposed of beginning 2018.

## AC FLOAT SWITCHES

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.

## FREQUENTLY ASKED QUESTIONS (FAQs)

### 1. Do I need my own homeowners insurance?

**Answer:** Yes. It is required by Hawaiki Tower's project documents. The Association purchases coverage to replace the original construction, which includes the interior walls, floors, cabinets and fixtures of an apartment. It does not cover any personal property or improvements you make to the apartment, or your personal liability for damage caused to other residents' personal property from sources originating your apartment. A loss assessment rider should be purchased to protect you from being assessed for the Association's deductible, which is \$25,000, if your apartment caused the damage.

One important feature of an insurance policy is the "inside limit" for personal property. Most policies contain a value limit on artwork, musical instruments, jewelry, etc. If the value of an individual item exceeds the limit, you'll need to have that item appraised and purchase an additional rider to increase the limit for that item. As always, discuss these features with your insurance agent before buying the insurance.

### 2. How do I obtain the insurance information my lender requires?

**Answer:** An insurance summary is available from the Hawaiki Tower administrative office or from the Hawaiki Tower website. Just stop in the office for a copy, or ask your lender to check the website and they can print it right to their desk.

The Flood Insurance Declaration is another document lenders require owners to submit as proof of insurance. This can be obtained from the office or the Hawaiki Tower website too.



General Contractor License - BC22668

**Condo & Air Conditioner Maintenance**

**For information on rates and services or  
to schedule an appointment**

**(808) 864-5833**

*Servicing Hawaiki Since 2001*



**Hawaiki Tower, Suite 303  
Honolulu, HI 96814  
[www.bretthillcompanies.com](http://www.bretthillcompanies.com)**