



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

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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。

2016 BUDGET

The 2016 budget was approved in September. It contains a 3% increase in maintenance fees. Fortunately oil prices have been very kind to us the past year and other uncontrollable utility rates continue to climb. The significant items that increased are listed below.

1. Water rates increased 10% in July 2015.
2. Sewer fees will continue to increase. Double digit rate increases implemented from 2005-2011 have been followed by more moderate 4% annual rate increase since 2012. Additional increases of 5% and 8% have been adopted for fiscal years 2016 and 2017, respectively. Environmental Services expects to design and seek approval on the next six-year rate package in the fall of 2015. We can expect rate increase for years!
3. The Board continues to make funding reserves a priority and maintains a funding level near 85%.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 32.4% of our total budget. Increases in these items translate directly into increases in our maintenance fees. Considering all the increases in expenses that are unavoidable, 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 Hawaiiki Tower continue to be very competitive. In fact, for 2014 maintenance fees at other comparable properties are on average 55% more than Hawaiiki's. In today's market, that translates into approximately \$76,500 of value added to the average apartment at Hawaiiki, or \$32.65 million to the entire project.

The energy saving projects we continue to implement give Hawaiiki a competitive edge in the marketplace. The savings in the month of September 2015 were over \$75,000. That represents 20% of the monthly budget. By the end of 2015, we will have realized nearly \$8,700,000 in cumulative savings from the energy retrofits.

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.

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 packet in escrow or in the mail by year end.

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YOUR AIR CONDITIONING UNIT IN YOUR APARTMENT

Studies with people engaged in different activities, different clothing, and subjected to various temperature and humidity levels, have established a region or range of temperatures and humidity levels at which 80 percent or more of the people involved experienced a sensation of comfort. At the beginning of the energy crisis in the 1970's it was mandated in Federal and most States that the thermostat settings be no less than 78-degrees F. (26° C) for cooling and no more than 72 degrees F. (22° C) for winter heating.

These settings are included in the HAWAII MODEL ENERGY CODE, adopted in 1979 (revised 1990). Hawaiki Tower was designed and constructed in accordance with those code requirements and standards.

Because the energy code does not allow the installation of equipment larger than required to meet the requirements of the code, there are limitations to the amount of cooling that can be provided by your air conditioning unit. Because of this, irrespective of a desire for a cooler room temperature, your unit may not be able to provide the degree of cooling you would like to have. Although the code design recommended setting is 78 degrees F. (26° C) your unit can probably provide a bit lower temperature. It is suggested that you start the setting at 78° F. (26° C) and see if it is comfortable enough. If it's not, set it down a degree and try that setting. In any case the bottom limit is likely to be 76° or maybe 75° F. (24° C) at best. If the system keeps running for an hour, or more, without reaching the set temperature, it is set lower than your unit can achieve. If the set temperature can be reached the unit will automatically shut off and will cycle on again when the room temperature rises above the set point.

Suggestions for economical operation and comfort.

- Try to be comfortable at a higher temperature setting.
- Perform regular filter and unit maintenance.
- Keep your windows closed when the air conditioning is on. An open window is an energy waster. In many hotels the air conditioning will shut off automatically if sliding doors to lanais, or windows are opened.
- Turn the unit off when leaving the apartment for more than an hour or so.
- On cooler days use the fan only setting, ("on/auto" red light lit, "cool" light off) to provide air movement, without cooling. This may provide sufficient comfort.
- The air supply grilles in the wall can be adjusted to alter the distribution of air to the room. (See instructions set forth above).
- Install ceiling fans, they aid comfort and reduce refrigeration energy use.



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Proven Track Record, Market Knowledge, Negotiating

Iku S. Honda (R) — Bilingual in Japanese
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Cell: (808) 226-2790
Email: ikuh@cbpacific.com
www.ikuhonda.com
RB-15682

Coldwell Banker Pacific Properties
1314 S. King Street, 2nd Floor, Honolulu, HI 96814




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EMPLOYEE GRATUITY CHRISTMAS 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 2013 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.

APARTMENT AIR CONDITIONER MAINTENANCE

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

Quarterly Maintenance:

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

Annual Maintenance:

- 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.

Opening a window allows moist outside air into the apartment. This increases the condensation on the a/c unit during operation. This increased condensation results in the need for more frequent cleaning of the condensate drain pan. The cleaner a house is, the less dust and organic particles get into the a/c unit and into the drain pan. Organics in the drain pan coupled with water tend to grow algae. Algae growth can clog the drain of the condensate drain pan resulting in an overflow, and possibly damage your apartment and the apartments below you. The lower you set the temperature the harder the a/c unit has to work to keep the temperature at the lower setting. The more it runs, the more service it requires. The same goes for the length of time you run the a/c unit. Some folks are home a lot and run the a/c continually. Those folks will require more frequent service. Others are away daily and travel frequently for extended periods and leave the a/c off the entire time they are away. These folks will require less frequent service.

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

The a/c float valve is provided to each owner for free. Each owner is responsible for the installation of the

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info@sachihawaii.com



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. It is also not an insured event. This is caused by a lack of maintenance. Typically, an insurance policy will not cover an event caused by something you should have done and could have done to prevent the loss. The Association's insurance will certainly not cover a loss resulting from a lack of maintenance.

HOLIDAY GATHERING

On December 18th 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.

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).

FREQUENTLY ASKED QUESTIONS (FAQs)

1. What items can I buy at the administrative office?

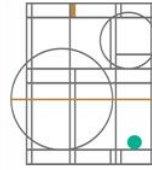
Answer: Air conditioning filters, algaecide tablets and kitchen charcoal filters are available for sale. Two algaecide tablets are \$5, fiberglass filters are \$5 each and pleated filters are \$10 each. You can purchase the tablets and filters bundled as a set for \$10 and \$15 each. Kitchen charcoal filters are available for \$85. In addition to these items for sale, you can obtain air conditioning float valves and roach bait stations for free. Bait stations are available on a quarterly basis.

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.

3. Is there any 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 the 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 resource. All fixtures contain filter screens to trap sediment that enters the water pipes from the City. A regular schedule of cleaning the filters in bathroom and kitchen faucets and showers will help maintain a desirable flow through the fixture.



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Condo & Air Conditioner Maintenance

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**Hawaiki Tower, Suite 303
Honolulu, HI 96814
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