November 2026

# HAWAIKI TOWER

"World Class Living"

*A Publication of the AOAO of Hawaiki Tower, Inc..*

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。

**IMPORTANT NAMES AND NUMBERS**

- Michael Beauchemin, General Manager
  Tel: (808) 589-1344 email: manager@hawaikitower.org
- Website: www.hawaikitower.org
- Yule Park, Property Manager
  Tel: (808) 440-5542
  yulep@hmcmgt.com
- Security Office: (808) 589-1347

**BOARD OF DIRECTORS**

- Pat Kawakami, President
- Serena Benson, Vice-President
- Moe Matsuda, Secretary
- Jeff Dickinson, Treasurer
- Linda Keller, Director
- Attilio Avino, Director
- Mike Chapman, Director
- Heath Chung, Director
- Douglas Hung, Director

**HOMEOWNERS INSURANCE IS MANDATORY**
**THE AOAO INSURANCE DEDUCTIBLE IS $25,000**

**For any questions, please contact Elaine Gascon of Atlas Insurance, egascon@atlasinsurance.com**

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## HOLIDAY GIFT GIVING FOR HAWAIKI STAFF

As we approach the holiday season, it's once again time to show our appreciation for the individuals who work tirelessly throughout the year to make our community an exceptional place to live. Our security, maintenance, and housekeeping teams play a vital role in maintaining the comfort, safety, and beauty of our home every day.

To recognize their hard work and dedication, we invite you to contribute to our **Annual Holiday Staff Fund**. All donations will be distributed among our 28 non- supervisory staff as a year-end bonus, expressing our collective gratitude for their commitment and service.

Donations can be made either by cash or check payable to *Hawaiki Tower* with "Holiday Fund" noted in the memo line. Please drop off your gift at the Hawaiki Tower management office or mail to: 88 Piikoi Street, Honolulu, HI 96814, by Friday, December 11, 2026. A self-addressed and stamped envelope was already mailed to all owners. We ask that you mail your gift in time for it to arrive before our holiday staff party on December 16, 2026.

The staff greatly appreciates this annual contribution of thanks in recognizing the exceptional work they do to make Hawaiki Tower the best place to live.

## PROCESS FOR TAKING OCCUPANCY

In order to take occupancy either as an owner or tenant, it is important that the following things be done:

1) All residents must be registered with the management office and on Condo Control
2) If registering as an owner, we need a copy of the deed or closing documents
3) If registering as a tenant, we need a copy of the lease agreement
4) The registered resident(s) need to inform the management office of any occupant needing a building access fob (ie. family member, housekeeper, friend, sitter, caregiver, etc.) and be listed in condo control.
5) No rentals of less than 6 months (180 days) are allowed by law.

## ADDRESS CHANGE

If you have a change of mailing address, please update your information in Condo Control and with Hawaiiana Management. This will help reduce the amount of returned mail we've gotten and save the association money.

## SALVATION ARMY DONATION DRIVE

We have arranged for another Salvation Army Donation Drive for ALL Hawaiki Tower residents to take place on Saturday, November 14, 2026. A large truck will be parked in the loading dock from 9am - 1pm. You may bring down any allowable items to the loading dock between those times and receive a tax receipt. Items not allowed include building materials and fixtures, hazardous materials, and large, bulky items. Check the bulletin boards in the lobby for more information.

If you have any questions about this donation opportunity, please contact Pennie Mitten, the Donations Coordinator, at (602) 501-8405.

## WASHING MACHINE USE

It is strongly advised that you never leave your unit while your washing machine is running. We experienced a situation where a tenant put in a load of laundry and went to work. The water level pressure switch on the washer failed causing gallons of water to continually overflow until security received a call 10 floors below about water dripping from the ceiling. The owner of the unit was responsible for the mitigation and repairs associated.

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Condo & Air Conditioner Maintenance

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www.bretthillcompanies.com

## FLOOD INSURANCE RENEWAL

The building flood insurance has been re-newed and is available on Condo Control – Library – Forms and Documents – 2026-2027 Flood Insurance.

Some lenders have requested this infor-mation recently. If you have any questions about the building insurance, please email Elaine Gascon from Atlas Insurance, egascon@atlasinsurance.com.

Include a copy of the letter from the lender or mortgage company and she will provide proof of flood insurance to you and your lender di-rectly.

Atlas also offers quotes for individual HO-6 poli-cies. If you're interested, email Elaine with your unit number and she will provide you a referral.

## FRONT DOOR REPLACEMENT PROJECT

The board recently approved Henniger & Henniger, an architectural and construction consulting company, to manage the Front Door Replacement Project from start to finish. This will include replacing the existing revolving door with a brand new automatic sliding door system and one manual door.

We are excited to get started on this long awaited project and look forward to working with this design professional. We know the residents will enjoy the finished product for many years.

## LEAK PREVENTION

Living in a condo, you are bound to experience a leak at some time. It's good to have the name of multiple licensed plumbers who are familiar with the building. We can provide that info to you based on positive feedback from other residents.

Every unit has water shut off valves that will at least shut the water off to the bathrooms. It's important to know where it is in your unit and make sure it's working properly. You should also have the washing machine hoses inspect-ed periodically or replaced every 5-7 years. This is the same for the toilet, sinks and refrig-erator supply lines.

Units that are not occupied regularly need to be checked by a local representative several times a month. It's important to run the water in the unit and flush the toilets on a regular basis to prevent the cast iron drain pipes from drying up and cracking. We have noticed this happening more often in mostly unoccupied units.

## HAWAIKI TOWER HOLIDAY PARTY

We will be hosting our annual Holiday gather-ing on **Tuesday, December 22, 2026,** from 5:30pm-8:00pm. ALL residents are invited to come and share the holiday with your Hawaiki Tower neighbors.

Hawaiki Tower will be providing main dishes from Side Street Inn, a hand made sushi sta-tion, water and soft drinks for this event. We will serve buffet style as in past years. This is always a great event for residents to relax and enjoy.

You are invited to bring a side dish or dessert to share.

Come and enjoy yourself. We look forward to seeing you there!