



A Publication of the AOA of Hawaiiki 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@hmcmtg.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
- Richard Scofield, Director
- Douglas Hung, Director

**HOMEOWNERS INSURANCE
IS MANDATORY
THE INSURANCE
DEDUCTIBLE IS \$75,000**

Page 1

- Proposal to Change lobby door
- Process for Taking Occupancy
- Hallway Carpet Replacement

Fob Usage in Lobby

- Recent Building Upgrades
- Hands Free Garage Access

Page 2

- Garage Storage Lockers
- No Smoking
- Hurricane Preparedness
- Leak Prevention

PROPOSAL TO CHANGE LOBBY DOORS

The revolving doors in the lobby are not working and replacement parts are not readily available. The board of directors would like to obtain bids to install sliding glass doors. Doing this will require at least 50% owner approval. You will be receiving a letter in the mail requesting your approval to proceed with this. We ask that you vote YES and mail the letter back in the self addressed, stamped envelope provided. We appreciate your cooperation and look forward to a nice upgrade to the building entrance.

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.

HALLWAY CARPET REPLACEMENT PROJECT

The board of directors recently approved the hallway carpet replacement project. After aggressively bidding out the project to three major carpet companies, Abbey Carpet was awarded the contract. They will be replacing the existing broadloom hallway carpet with custom carpet tiles including a comfort plus cushion backing. We have a sample carpet tile in the management office and at the security office as well if you'd like to take a look. We also plan on researching ways to brighten up the hallways with efficient lighting options as a future project.

FOB USAGE IN THE LOBBY

With the front doors now locked, you must use a fob to enter the building as well as accessing your floor from the elevators. Because of this added security feature to the building, we have turned off fob access to get through the glass doors leading to the makai and mauka elevator lobbies. This makes it a lot easier to open the elevator lobby doors while your hands are full.

RECENT BUILDING UPGRADES

We've completed several recent, energy efficient, building upgrades to enhance the common areas. The original 1,000-watt metal halide tennis court lights (6) were replaced with 200-watt LED lights. The lights no longer need to warm up before evening tennis or pickleball play. Two (2) water feature fountains have been added to the lobby to add to the ambience. Six (6) new LED entry lights have been added to the exterior canopy walkway leading to the lobby doors. Eight (8) new LED lights have been installed to replace the old globe lights in the BBQ area. Stay tuned for more upgrades in the future.

HANDS FREE GARAGE ACCESS

There are still a lot of residents who haven't picked up their new RFID parking garage decal. Stop by the management office to pick yours up. This allows you to drive into the garage without having to roll down your window. Upon request, every unit owner will be given one decal for each parking stall they have. Simply attach this decal to the inside of the vehicle windshield on the right side of the rear view mirror. As you approach the garage gate, it will open. This new hands free option is especially beneficial during rainy conditions. Replacement decals are available for \$25.

GARAGE STORAGE LOCKERS

More residents have decided to replace their lockers in the parking garage due to termite damage or simply due to age. The current replacement cost is \$6,250.00 plus tax and includes removal of the existing locker. The plywood material used to construct the locker is a Termicide Glue Line Plywood that is termite resistant. So far, there have been over a dozen of these new lockers installed. If you're interested in getting more information, please contact Yoko Yamauchi at yoko@bretthillcompanies.com or (808) 864-5833.



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

NO SMOKING

Hawaiki Tower is a No Smoking Building. This includes all common areas AND inside the residential units as stated in the house rules:

"No Smoking of any substance (including but not limited to cigarettes, pipes, cigars, tobacco, marijuana or other substances, and the use of devices that simulate the act of smoking if the device discharges smoke or vapor, such as certain electronic cigarettes) is permitted throughout the project including in the units and on the lanais and in any limited common area and common area of the project including, without limitation, recreational facilities, garden areas, lobbies, hallways, walkways, elevators, corridors, stairwells, waiting areas and the parking garage."

Security often receives complaints of smoke smells in the hallways. If you smoke, please be considerate of others and follow these simple rules. We appreciate your cooperation.

HURRICANE PREPAREDNESS

June 1 began the first day of hurricane season in Hawaii. Hawaiki Tower does have an emergency diesel generator that will provide emergency power for up to 48 hours. Emergency power means that the hallway "EXIT" signs and basic lighting will be on, one elevator in each tower will be operable, and the fire pump will be available for firefighting capabilities. The house pumps are connected to the emergency generator which will allow for water use. There will be no electricity in other parts of the building including the individual residential units. To be proactive, residents are encouraged to prepare a home survival kit to include the following items: portable radio, extra batteries, flashlight, first aid kit and special medications, a 14-day supply of non perishable foods, ice chest and blue-ice packs, water (minimum 2 quarts per person per day), change of clothing, personal hygiene, sanitary supplies, facemasks, hand sanitizer. If a hurricane approaches, it is important to bring all potted plants and patio furniture indoors. You may also want to fill your bathtub for drinking water and for purposes of flushing the toilet in case the house pumps do go down. It is best to stay in your unit away from the windows unless a building evacuation has been ordered by Civil Defense. For further information, please refer to the National Weather Service website at www.prh.noaa.gov.

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 inspected periodically or replaced every 5-7 years. This is the same for the toilet, sinks and refrigerator supply lines.

Another important preventive maintenance measure is to have you're A/C maintained regularly to prevent clogs from building up in the condensate drain lines. There are several different A/C vendors that service units in the building.

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.