



A Publication of the AOAO of Hawaiiki Tower, Inc..

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AND
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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。

2019 BUDGET

The 2018 budget was approved in August. It contains a slightly less than 3% increase in maintenance fees. Unfortunately oil prices are increasing over the past year along with other utility rates. Utility rates are forecast to increase in 2019.

1. The Board of Water Supply recently received approval for a 12% increase that will commence in July 2019.
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 Hawaiiki Tower continue to be very competitive. In fact, for 2018 maintenance fees at other comparable properties are on average 78% more than Hawaiiki's. The newer luxury hi-rises are operating at a much higher cost per square foot. In today's market, that translates into approximately \$127,500 of value added to the average apartment at Hawaiiki, or \$54.44 million to the entire project.

Inside this issue:

Reminders	2	The energy saving projects we continue to implement give Hawaiiki a competitive edge in the marketplace. The savings in the month of August 2017 were nearly \$77,000. That represents 23.2% of the monthly budget. By the end of 2018, we
Donating Efficiently	3	will have realized nearly \$11,200,000 in cumulative savings from the energy retrofits.
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.
Employee Holiday Fund	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)
FAQ's	4	if you do not receive the coupon packet in escrow or in the mail by year end.

REMINDERS

1. **Flushables**—Please do not throw “flushable” wipes of any kind down the toilet. They may disappear from your view and go down the drain but they do not disintegrate and will clog our pump system. This goes for Swiffers, dryer sheets, sanitary napkins, baby wipes, scented hand wipes, etc.
2. **Piping Issues**—Please remember to notify anyone who works on your bathroom fixtures to close the ceiling valves **BEFORE** working on any bathroom fixture for ANY reason. Failure to close the ceiling valves may result in your apartment getting flooded and flooding several apartments below you.
3. **Water Drips**—Please immediately report any water you see dripping from any fixture or anywhere in your apartment.
4. **AC Issues**—Air conditioning maintenance will help reduce your electric bill and prevent interruptions in your service. The most common ac system failure is a clogged condensate drain pan. This causes either the pan to overflow, potentially damaging your apartment and apartments below you or your system to shut off to prevent the water from overflowing and damaging your and other apartments. The condensate drain pan float switch is designed to prevent flooding. Many of the switches are over 15 years old and we’re beginning to see them fail. You can obtain a new one from the administrative office at no cost. Please have it checked the next time you or someone else services your ac unit.
5. **Bugs**—Cockroaches are unwelcome occupants of Hawaiki Tower. They are impossible to prevent from coming in the building. Every time someone moves in they come in the boxes or from the moving company warehouse. Roach bait stations are available at no cost from the administrative office.
6. **Inspection**—If you are an absentee owner or travel a lot, please remember to hire someone to check on your apartment not less often than every two weeks. Our insurance policy does not cover leaks that occur for more than 14 days. If you leave for extended periods of time, it is a

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Call Us Today!



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good idea to close the bathroom water supply valves located in the ceiling access panel, close the washer dryer hot and cold water supply valves and the kitchen sink hot and cold water supply valves. This not only helps prevents water leaks, it exercises the valves. These valves operate better and for longer periods when they are opened and closed more frequently.

7. **Agent Info**—If you are an absentee owner or travel a lot, please update your local agent information with the administrative office. State law requires non-resident owners to appoint a local agent/contact person to assist the Association in the event of an emergency. Even if you are a resident and travel a lot, it is a good idea to have a local contact person to back you up while you are away.

DONATING EFFICIENTLY

Fall cleaning is here and so is the end of the tax year, and for many homeowners that could mean out with the “old” and in with the “new”—but what to do with the “old” when it’s not quite ready for the landfill? Donating used items is a great option as long as you do a little homework to find out which local organizations and donation centers are most appropriate for the items you’d like to give away. Use the following tips as a guideline for determining what goes where and how to get it there.

Many items are eligible for donation.

You might be surprised to learn exactly what items you can donate. In addition to clothing and furniture, cars, cell phones and other electronics, fitness equipment, home appliances—even art supplies and old towels—are widely accepted by specialized organizations. If you’re looking to donate a unique item, or several of the same items in bulk, do some further research about local organizations and donation centers in need of specific things.

Consider what shape your items are in to determine where you donate.

If you’re planning to donate a broken refrigerator, make sure the organization is aware the item is in need of repair. Some donation centers accept broken items for parts; however, most organizations and donation centers prefer to accept gently used items in working condition. Be sure to communicate the item’s condition prior to arranging a donation.

After choosing where to donate, decide how you’ll get the items to the organization.

Oftentimes large organizations and donation centers are able to arrange a day and time to pick up your unwanted items directly from your home or business. Smaller organizations in need might instead have certain days and times available for you to arrange a drop off at a specified location.



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Make sure to get a donation receipt for tax purposes.

Before donating, make a detailed list of the items you’ll be giving away along with the estimated values. Keep in mind that, since the items are used, price points might be lower than expected. When your items are picked up or dropped off, request a receipt from the organization or donation center to keep track of what to count as a tax deduction. Speaking with a tax professional for advice also is a good idea.

HOLIDAY GATHERING

On December 14th 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.

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 2018 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.

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 from 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.



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Condo & Air Conditioner Maintenance

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to schedule an appointment**

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Servicing Hawaiki Since 2001



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