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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Cheryl Richards, Secretary
- Robert Sage, Treasurer
- Kristina Lockwood, Director
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director

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。

2021 BUDGET

The 2021 budget was approved in August. It contains a 3% increase in maintenance fees. Fortunately oil prices have remained steady over the past year. Water and sewer rates are forecast to increase in 2021.

1. The Board of Water Supply received approval for a 30% increase that commenced in July 2019 and continue through 2022.
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 90%.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 25.33% of our total budget for 2021. 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 2019 maintenance fees at other comparable properties are on average 74% more than Hawaiki's. The newer luxury hi-rises are operating at a much higher cost per square foot. In today's market, that translates into approximately \$115,650 of value added to the average apartment at Hawaiki, or \$49.38 million to the entire project.

The energy saving projects we continue to implement give Hawaiki a competitive edge in the marketplace. The savings in the month of August 2020 were nearly \$68,000. That represents 17.7% of the monthly expense budget. By the end of 2020, we will have realized over \$13,000,000 in cumulative savings from the energy retrofits.

The new budget will be mailed 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, and do not receive the coupon packet in escrow or in the mail by year end, please contact Ed Robinson at Hawaiiiana Management (593-6833).

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PROJECT DOCUMENT AMENDMENT AND RESTATEMENT

Hawaiki Tower's project documents were first written in the mid-90's. Many laws have changed since then and our documents do not reflect these changes. Complying with our documents when they conflict with State law is problematic for the Board of Directors.

The new law HRS 514B allows a Board of Directors to restate the project documents without the consent of the members. This restatement is limited to incorporating new laws and eliminating provisions of our document in conflict with the new laws. Amending our Declaration and Bylaws to conform with State law, and to make changes necessary to avoid potential liability and allow for smoother operations, requires the affirmative vote of the members. The Board of Directors is asking for the help of the membership. Your affirmative vote to amend the documents will make a huge difference in the Board's ability to continue to operate efficiently and safely, minimizing potential liability to you, the Association members.

A few of the important changes that are recommended are conforming to Federal Fair Housing Laws, HRS 514B (the updated State law governing condo associations), prohibit smoking anywhere in the building except for medical treatment, procedures for conducting regular and annual meetings, including electronic attendance and voting, and parliamentary procedures for conducting meetings.

Please watch for a mailing asking you to vote in favor of amending the project documents.

HISTORY OF ALA MOANA

Ka'ao and Mo'olelo of Honolulu
Pukui et al. (1974:49-50) literally translates Honolulu as "protected bay," which refers to the protection of Honolulu Harbor. Older names for the harbor are Kou and Māmala. According to Westervelt, Honolulu is a

name made by the union of the two words "Hono" and "lulu." Westervelt explains as follows: Some say it means 'Sheltered Hollow.' The old Hawaiians say that 'Hono' means 'abundance' and 'lulu' means 'calm,' or 'peace,' or 'abundance of peace.' The navigator who gave the definition 'Fair Haven' was out of the way, inasmuch as the name does not belong to a harbor, but to a district having 'abundant calm,' or 'a pleasant slope of restful land.' 'Honolulu' was probably a name given to a very rich district of farm land near what is now known as the junction of Liliha and School Streets, because its chief was Honolulu, one of the high chiefs of the time of Kakuhihewa, according to the legends. [Westervelt 1915:14]

The Legend of Kapo'i Kukaeunahiokapueo: In one legend, Kewalo (located immediately west of the current project area) is a marsh near the beach, where tall pili grass grew. A man named Kapo'i went to this area to get thatching for his house. While there, he found seven eggs of a pueo (Hawaiian short-eared owl; *Asio flammeus sandwichensis*) and took them home to cook for his supper. An owl perched on the fence surrounding his house and cried out "O Kapoi, give me my eggs!" After several such pleas, Kapo'i eventually returned the eggs. In return, the owl became his 'aumakua (deified ancestor) and instructed him to build a heiau named Mānoa. Kapo'i built the heiau, placed some bananas on the altar as a sacrifice, and set the kapu days for its dedication. The king of O'ahu, Kākuhihewa, who was building his own heiau, had made a law that if any man among his people erected a heiau and set the kapu before him, that man should die. Kapo'i was seized and taken to the heiau of Kūpalaha at Waikīkī. Kapo'i's 'aumakua asked for aid from the king of the owls at Pu'u Pueo in Mānoa, who gathered all of the owls of the islands. They flew to Kūpalaha and battled the king's men, who finally surrendered: "The owls scratched at the eyes and noses of the men and befouled them with excrement" (Kamakau 1991:23). From this time, Hawaiians considered the owl a powerful akua (god, divine). Because of this battle, the Hawaiians named the area Kukaeunahiokapueo, which means, "the confused noise of owls rising in masses" (Thrum 1998:200-202; Westervelt 1963:135-137).

(Continued on page 4)

NEIGHBORHOOD CONSTRUCTION

Thinking our neighborhood was going to have a break from construction activity was wishful thinking.

Brookfield Properties to build new high rise

Brookfield Properties has plans for a 400' high-rise all-rental housing project at the corner of Kona and Piikoi Streets at the current "Ala Moana Plaza" strip center. This is where Nijiya Market and Eggs n Things are/were located. Construction will take 2.5-3 years and they plan to commence in a year or so and open in 2024.

Kona Street between Pensacola Street and Piikoi Street

Lane closures and detours may be in place between 8:30 a.m. and 3 p.m. Monday through Friday.

Kona Street between Piikoi Street and Keeaumoku Street

Lane closures and detours may be in place between 9:30 p.m. and 7:30 a.m. nightly Monday night through Friday morning.

These projects are to relocate underground utilities in preparation for the bigger project of installing the rail. It would appear we are in for a long period of construction surrounding us and impacting the traffic patterns.

HAWAII CONSTRUCTION PROJECTS FOR 2021

Hawaiki plans to re-tile the pools. We are working with an architect to determine the best scope of the project to maximize the future life of the pool and rec deck and minimize



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the disruption of the use of facilities.

Hawaiki is also working to upgrade our closed circuit video camera system, bringing the hardware components up to 2020 standards and improving the future expandability of the system to accommodate changes in future technology.

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.

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 2019 Employee Gratuity/Holiday 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 receive a prorated share of the Fund based on the length of his or her employment during the year.

ALA MOANA HISTORY (cont'd)

(Continued from page 2)

Kū'ula:

Both Waikīkī and Kaka'ako are mentioned in Thrum's version of the legend of Kū'ula, the god presiding over the fish, and his son 'Ai'ai. 'Ai'ai was the first to teach Hawaiians how to make various fishing lines and nets, the first to set up a ko'a kū'ula, a rock shrine on which the fishermen placed their first catch as an offering to Kū'ula, and the first to set up ko'a i'a, fishing stations where certain fish were known to gather. Leaving his birthplace in Maui, 'Ai'ai traveled around the islands, establishing ko'a kū'ula and ko'a ia. On O'ahu, he landed first at Makapu'u in Ko'olaupoko, and then traveled clockwise around the island: Ai'ai came to Kalia [Waikīkī] and so on to Kakaako. Here he was befriended by a man named Apua, with whom he remained several days, observing and listening to the murmurs of the chief named Kou. This chief was a skillful haiku [bonito] fisherman, his grounds being outside of Mamala until you came to Moanalua. There



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was none so skilled as he, and generous withal, giving akus to the people throughout the district. [Thrum 1998:242] In Fornander's "Legend of 'Ai'ai," 'Ai'ai is identified as the son of Kū'ua and Hina. The family was believed to have originally resided in Niolapa, an 'ili of Nu'uuanu around Wyllie Street. The couple had a pearl fishhook named Kahu'oi. The fishhook was kept at Kaumakapili by the bird Kamanuwai. When Kū'ula went to fish at Māmala (Honolulu Bay), the lure was so enticing that the aku (Skipjack tuna; Katsuwonus pelamis) would jump into his canoe which would fill to feed both his family and Kamanuwai. One day the king of Honolulu, Kipapalaulu, saw the amazing behavior of the fish and stole Kahu'oi, the fishhook: This act not only deprived Ku'ula of his favorite hook, but the bird also hungered from loss of its food. Through this seizure of the pearl hook by Kipapalaulu the bird went without any food, it would fly on its roosting place and go to sleep. It was because the bird, Kamanuwai, closed its eyes from hunger was the reason why the place where it lived was called Kaumakapili, and the place is so called to this day. [Fornander 1917:4(3):556]