



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

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AND
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BOARD OF DIRECTORS

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Alies Mohan, Secretary
- Trung Quach, Treasurer
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director
- Cheryl Richards, Director

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 ANNUAL MEETING

The annual meeting of the AOA of Hawaiiki Tower, Inc. was held on March 38th at 6:00 pm in the level 3 lobby.

The meeting business was conducted efficiently and professionally.

The membership voted on candidates to fill three seats on the Board of Directors. Nominees for the three seats were Douglas Hung, Patricia Kawakami and Linda Keller. The membership voted to elect all three to the Board. All three will each serve a three year term.

The Association thanks these three candidates for their willingness to contribute their time and expertise to help Hawaiiki maintain and enhance it's position in the Honolulu Community Association market.

**ANNUAL PRESIDENT'S MESSAGE
As Presented at the Annual Meeting**

Good evening everyone.

Thank you for taking the time to join us tonight.

You received a copy of the 2016 budget which was approved by the Board in September last October. While oil prices were kind to us in 2015, we experienced increases in water rates by 10%, sewer fees and insurance cost. Because these expenses represent 32.4% of our budget, any increases translate directly into increases in our maintenance fees. Careful planning has enabled us to hold the 2016 increase at 3% and still maintain a funding level near 85%. Also, we were able to save \$1.08 million last year and enjoy a cumulative savings from our energy efficiency programs that to date exceeds \$8.9 million.

Fortunately, this year we saw a significant decrease in electricity costs. We were \$102,000 under-budget for 2015 as a result and these savings go directly to the reserves. In 2015, the contribution to reserves exceeded \$350,000 – which was approximately \$200,000 higher than what was

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PRESIDENT'S MESSAGE (cont'd)

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budgeted.

The big effort in 2015 was the installation of drain cleaning equipment. Hawaiki staff went through the building and installed equipment and performed the drain cleaning in nearly 200 locations. The bid cost for this project was approximately \$700,000. Our staff performed the work for a total cost of \$83,000. We want to thank everyone who cooperated and coordinated their schedules to help us achieve these excellent results.

This and other routine maintenance to our common elements is scheduled for a number of reasons:

- ◆ It eliminates unexpected replacements and breakdowns.
- ◆ It keeps costs down because repairs are not made on an emergency basis.
- ◆ It extends the lives of expensive common elements and reduces reserve fund requirements.
- ◆ It stops problems before they occur.

A large part of our success and cost savings is due to our maintenance supervisor Kevin Donohoe and his staff. Their hard work and on-going training mean a considerable amount of work can be done in-house. In addition to the savings mentioned previously, maintenance staff efforts saved the association an estimated \$245,000 in 2015 alone. A well-maintained and managed building enables us to control the rise of our maintenance fees. We pay approximately 50% less than surrounding buildings.

Real estate activity in Hawaiki is quite good. The inventory of properties for sale is low, illustrating the satisfaction owners have with the project. The average list price per square foot for apartments on the Ewa side of the building is \$869 per square foot. The



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average list price for apartments on the Diamond Head side is \$1,129 per square foot.

I would like to thank the members of the Board for their dedication and commitment; they consistently put aside personal agendas and willingly work for the AOA as a whole. Our Board consists of real estate professionals, small business owners, a property management executive, a physician, a developer and a finance executive. They bring a variety of experience and perspective which has proven very beneficial to the association. We are also assisted by other owners who, while not members of the Board, willingly share their expertise when asked.

Again, thank you for taking the time to attend this meeting.

APARTMENT MAINTENANCE

AIR CONDITIONERS

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

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

Annual Maintenance:

- A. 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.

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

A/C FLOAT VALVES

The a/c float valve is provided to each owner for free. Each owner is responsible for the installation of the 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. Damage caused by these types of leaks are not insured.

PERIODIC INSPECTIONS

If you are an absentee owner and maintain your apartment at Hawaiki Tower as a second home, it is **HIGHLY** recommended that you hire an agent to make periodic inspections of your home. Slow leaks can occur in plumbing fixtures that can go unnoticed and unreported for months. If you do not have someone inspecting periodically, it is only after the damage becomes very extensive in your apartment and migrates to an occupied apartment that the problem is discovered.

A recommended inspection interval is every two weeks. Most insurance policies exclude water damage from coverage for leaks and seepage that occur for more than two weeks.

APARTMENT INSURANCE

Please remember that it is **REQUIRED** that each apartment owner purchase their own insurance that covers



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their contents, liability and uninsured damage. If damage to a common element or another apartment is caused by something in your apartment, to the extent the damage is uninsured, you will be responsible. Check with your insurance agent to choose the appropriate coverage. Be sure to inform your agent that the Association's deductible is \$10,000 and ask about the assessment rider.

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).

HOW MUCH NOISE DO YOU MAKE?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you *and* your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Flat-screen televisions are becoming more affordable every year, and many of our residents have them. Please mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation downstairs might be intolerable if it's a religious or ethnic holiday for you. Whatever you're planning, give some thought to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Maybe you work nights and their teenager—whose room backs up to yours—blasts the audio system after school each day.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

FREQUENTLY ASKED QUESTIONS (FAQs)

Q. Why don't the security officers have keys to assist us in gaining access to our apartments whenever we lose our keys or lock ourselves out?

Answer: The Board of Directors decided to not hold



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individual apartment keys. The reason for this is to limit the potential liability of the Association for claims made against it as a result of having keys to apartments. Residents are asked to make alternative arrangements with neighbors, friends, or others to hold a spare key for them, just as they would if they lived in a single family home.

Q. Is there a 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 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 resources.