



*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
- Trung Quach, Treasurer
- Bob Sage, Director
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director
- Cheryl Richards, 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。

**2019 ANNUAL MEETING  
ADJOURNED AND RESCHEDULED**

The annual meeting of the AOA of Hawaiiki Tower, Inc. was scheduled to be held on March 25th at 6:00 pm in the level 3 lobby.

The meeting failed to reach a quorum due to a lack of response by the owners. No business was conducted and the meeting was adjourned to a later date, April 29, 2019 at 6:00pm.

The membership still needs to vote on candidates to fill four seats on the Board of Directors. Nominees for the four seats are Pat Kawakami, Douglas Hung, Linda Keller and Bob Sage. If you did not send in a proxy for the annual meeting, please look for a proxy in your mail and complete it and return it as soon as possible. The failure to reach a quorum costs everyone additional expense to re-send proxies and annual meeting information for the April date.

The Association thanks these four 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.

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

Good evening, everyone, and welcome to our 2019 annual meeting. My name is Pat Kawakami and I am the president of the board.

When you checked in this evening you received a copy of our annual audit, which I encourage you to look over.

Electricity, water, gas, sewer, telephone and cable tv represent 27% of the total budget so increases in these areas directly translate into an increase in the maintenance fees we pay.

In order to account for these increases and still maintain our building, the board over the years has chosen to increase these fees 3% annually. This way, we have

*(Continued on page 2)*

## PRESIDENT'S MESSAGE (cont'd)

*(Continued from page 1)*

been able to avoid the roller coaster increases in fees that other properties experience.

It remains challenging to find innovative, cost effective ways to control costs while maintaining our superior level of service, enviable maintenance fees and high property values. Maintenance fees at neighboring properties average 70% higher than Hawaiki.

One of the most significant ways we have managed to accomplish this is the partnership between Paul and Kevin and the Board. Advanced training programs and pay incentives offered on a project basis have meant that a considerable amount of work can be done in-house rather than outsourced. This year project savings totaled \$130,000. The energy efficient programs that we instituted over the years continue to contribute to the savings. In 2018 alone, the savings to the association was \$917,000 and cumulatively, over the years, \$11,300,000.

In 2019 we are looking at the completion of the building painting and adding more security cameras around the property.

In closing, I'd like to thank our management staff, Paul, Kevin and Rheva, Ed Robinson and Annie Kekoolani from Hawaiiana Management Company and John Morris, our legal adviser. Also, I'd like to express our appreciation to the members of the Board who volunteer their time and talents, bringing a variety of experiences to the table.

Thank you all again for joining us this evening.

## COMMON HOUSEHOLD PRODUCT IS MAGIC

Most of us already know that a teaspoon of baking soda in the batter will make the muffins rise, but who knew that a pinch of it mixed with scrambled eggs will make them fluffier or added to water will make steamed vegetables stay green?

Aside from cooking, however, everyone knows that an open box of baking soda in the fridge will absorb strong odors. But did you also know that baking soda in the bath water can relieve itchy skin caused by bug bites or poison ivy? And that pouring a cup of baking soda followed by a cup of hot vinegar down a stopped up drain will unclog it? Baking soda also can be used to polish tarnished silver, remove rust stains, extinguish a grease fire, freshen toothbrushes and clean dishwashers and coffee makers. Add it to kitty litter and the laundry to help freshen and deodorize. Sprinkle baking soda on a wet sponge to scrub residue off a cast-iron skillet. Or use it on sidewalk and driveway cracks as a non-toxic weed killer. A dusting of it around pet food bowls will keep ants away too.

A couple of cautions about baking soda, though: Its magic powers fade with time, so check the expiration date on the box. Most important, don't mix it with other cleaning products. The chemical reaction could be toxic.



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## Replacing Important Personal Documents

Important personal documents, like passports, birth and marriage certificates and Social Security cards, often are necessary for you and your family to access a number of government benefits and services. When those records are lost, stolen or damaged, you'll need to find copies and replacements.

### Passport

A lost or stolen passport should be reported immediately to the U.S. State Department at 1-877-487-2778. You'll need to submit forms DS-11 and DS-64 in person at a passport agency or acceptance facility. If you find your passport after reporting it lost, return it to the State Department; you won't be able to use it to travel. If you lose your passport overseas, contact the local U.S. embassy or consulate. Find more information at [travel.state.gov/passport/lost/lost\\_848.html](http://travel.state.gov/passport/lost/lost_848.html).

### Life Event Certificates

Birth, marriage, divorce and death certificates are state records. To obtain a copy, contact the state office where the life event occurred. A complete list of state and territory offices is available at [www.cdc.gov/nchs/w2w.htm](http://www.cdc.gov/nchs/w2w.htm).

### Social Security Card

If you know your Social Security number, you may not need to replace your Social Security card if it's lost. You can collect Social Security benefits, get a job and apply for many government benefits and services with only your number. If you want to replace the card, mail or take documents that prove your identity (a current driver's license or U.S. passport) and citizenship (U.S. birth certificate or U.S. passport) to a local Social Security office.

### Military Service Records

Copies of military service records typically are necessary to apply for government programs available for veterans, including health care, retirement or education benefits. The National Archives stores copies of all veterans' services records. Apply online to receive a copy of yours or an immediate family member's if they are deceased. You can also replace lost military medals and awards. Go to [www.archives.gov/veterans/military-service-records/](http://www.archives.gov/veterans/military-service-records/).

These vital records and others, such as tax returns and school records, can be replaced. A complete list of tips on how to obtain all your personal records is available at [www.usa.gov/Citizen/Topics/Family-Issues/Vital-Docs.shtml](http://www.usa.gov/Citizen/Topics/Family-Issues/Vital-Docs.shtml).



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## 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).

## HAWAII IMPROVEMENT PROJECTS

The repainting of the building is moving along. The tower painting should be completed by the end of June. The entire exterior of the tower and garage will be painted. The color scheme will remain the same.

Staff is diligently working with the contractor to rust treat and repaint mechanical equipment, pipes and other items not included in the contract.

During the building painting areas of the recreation deck, level 3 and level 1 will be periodically cordoned off to protect passersby and the work in progress. Please respect all barricades. They are placed for your safety.

The large Hong Kong orchid trees on the recreation deck were removed. They have outgrown their containers and are threatening to break the container. New trees will be planted to replace them.

## FREQUENTLY ASKED QUESTIONS (FAQs)

**Q: Where can I buy air conditioner filters for my apartment?**

**A:** Air conditioning filters are available in the Administrative Office. Two types of filters are available. A fiberglass filter and a pleated filter. The fiberglass filter and two algae tablets cost \$10 per set. The pleated filter and two algae tablets cost \$15 per set. If you want to purchase the algae tablets separately, they cost \$5 for two. If you want to purchase the fiberglass filter separately it costs \$5. If you want to purchase the pleated filter separately, it costs \$10.

**Q: What's the deal with these fobs and cards?**

**A:** Fobs and cards are available in the Administrative Office for \$25. These devices do not last forever. If you have an old fob or card that dies or a card that has fallen apart, you can't exchange it for a new one. We are happy to accept functional fobs and cards in good



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condition and offer a deposit refund, if we can reuse it. If it is so old and beat up that you don't want it, we don't either. Fobs and cards can die for any number of reasons. The cards and fobs have a coil of copper wire inside of them that a code number is embedded into. This coil produces a magnetic field that the card readers pick up and transmit to the computer in the security office. That is how each card is authorized for access through a door. If the magnetic filed in the fob or card is disrupted somehow, the card or fob will quit working.

**Q: Where can I obtain an air conditioner float valve?**

**A:** Air conditioner float valves are available in the Administrative Office for free. We give them to owners to encourage them to install them. This device turns the air conditioner off before the condensate drain pan begins to overflow and flood your apartment and the apartments below. It is a safety device to minimize potential liability. It is highly encouraged that owners take advantage of this free product and have it installed.