



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
- Mike Chapman, Treasurer
- Linda Keller, Secretary
- Douglas Hung, Director
- Moe Masuda, Director
- Attilio Avino, Director
- Kristina Lockwood, 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。

**2022 ANNUAL MEETING
POSTPONED**

The 2022 annual meeting of the AOA of Hawaiiki Tower, Inc. is normally scheduled to be held on the last Monday of March at 6:00 pm in the level 3 lobby.

Due to a lack of quorum the meeting is postponed until May 9, 2022. For those owners who did not return a proxy, you will receive notification of the new meeting date. Please return your proxy immediately. At this meeting the membership will need to vote on candidates to fill four seats on the Board of Directors. Nominees for three of the seats are incumbents Kristina Lockwood, Patricia Kawakami, and Linda Keller. Appointee Moe Masuda will need to be confirmed/elected too. 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 meeting date.

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

**THE INSURANCE
DEDUCTIBLE IS \$25,000**

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PROJECT DOCUMENTS AMENDMENTS

We are pleased to announce that all the proposed amendments have been approved by more than 67% of the owners. Thank you for your participation in this process. We are grateful to all of you who voted yes or no.

Over 75% of the owners voted. On average, each amendment received 88.4% yes votes and 11.6% no votes.

All of the amendments were proposed to help make operations more efficient, reduce expenses, minimize maintenance fees, and increase property values.

(Continued on page 2)

DOCUMENT AMENDMENTS (cont'd)

(Continued from page 1)

All of these new amendments will be integrated into the documents along with all previously passed amendments and then our documents will be restated to the current law under HRS 514B.

These new documents (Declaration and Bylaws) will be posted to our website and available in the office.

Once again, thank you for your participation in this important process.

WATER CONSERVATION

The Board of Water Supply (BWS) is asking everyone to reduce their water consumption by 10%. This is in response to the contaminated Red Hill water well shaft. This shaft was shut down in December 2021.

Hawaiki Tower uses an average of 2,000,000 gallons of water per month. The air conditioning system uses 14% of that amount. Our landscape irrigation uses 19%. That leaves 67% of our water use for the apartments.

We can reduce our landscape usage. Even if we reduce our irrigation by 25%, it still wouldn't meet the BWS's goal.

We can marginally change the amount the air conditioning system uses. That is dependent on how hot it is and how much occupants run their air conditioning. The less you run your air conditioner and the higher the temperature you set your thermostat, the less water our system uses. Please consider turning off your air conditioner and opening windows. If you must run your air conditioning, consider raising the temperature of the air

conditioning. The recommended temperature setting for our air conditioning units is 78 degrees. If you can increase that to 80 degrees, it will make a big difference.

The following are recommendations from the BWS on how to minimize water usage.

1. Check your fixtures for leaks! If you see any, have them fixed! Pay special attention to a running toilet or dripping shower.
2. Turn off the faucet when you brush your teeth, scrub dishes, or wash your hands. You can even turn off the water in the shower while scrubbing. You don't need to run the water the entire time.

This winter has been unusually dry. This places a strain on the water supply. In some wells, salt water has been mixing with fresh water. This doesn't create a health hazard and the BWS monitors this closely.

Everyone needs to do their part to help conserve water. Reducing our water consumption now can make a big difference and help prevent a water shortage.

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 algacide 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 set-

APARTMENT MAINTENANCE (cont'd)

(Continued from page 2)

tings 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 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 \$25,000 and ask about the loss assessment rider.



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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 AND NEIGHBORHOOD IMPROVEMENT PROJECTS

Hawaiki

The upgrade to our CCTV system is nearly complete. A few components are held up in production and our contractor is having personnel issues, both of which are delaying the completion.

During 2022 we are trying to schedule a major renovation of the pool. It is likely the pool will be closed for six (6) to eight (8) months while this work is performed. We have completed the contract negotiations and are waiting on preliminary contract requirements before setting a project schedule. It is likely the project will commence in May 2022. We won't know for certain until we complete the preliminary requirements.

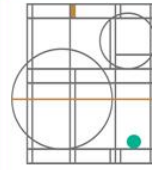
1350 Ala Moana

Simultaneous with our project, our neighbor 1350 Ala Moana is undergoing a major renovation that will impact occupants who use the Piikoi St. garage entrance. They are removing all the landscape and driveway material from their entrance and re-waterproofing the structural components beneath it. Then they will reinstall all landscaping and driveways. During this time, the Ewa lane of southbound Piikoi St. will be blocked off. Exiting our driveway onto southbound Piikoi St. will be a challenge. Please pay attention to all safety barriers and personnel. They are there for your safety.

New Hi-Rise Building

On the corner of Piikoi and Kona Streets, where Nijiya Market is, a new hi-rise will be built—Ala Moana Plaza rental tower located at 451 Piikoi (corner of Piikoi and Kona Streets). The project will contain 581 rental units with 20% of those being offered at below-market rates for those who qualify into the 80% AMI bracket.

- June 2022 – Begin Demolition of existing building
- July 2022 – Begin Sitework construction
- January 2023 – Begin Vertical construction above the Foundation
- March 2025 – Finish Construction / Open to new Residents



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FREQUENTLY ASKED QUESTIONS (FAQs)

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.

Q: Do I have to buy my own insurance for my apartment?

A: Yes. All owners are required to purchase their own insurance policy for their apartment at Hawaiki Tower. Please consult with your insurance agent for the appropriate amount of coverage for your situation. Inform your insurance agent that the Association's deductible is \$25,000 and ask about the loss assessment rider.