



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

IMPORTANT NAMES
AND
NUMBERS

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BOARD OF DIRECTORS

- Pat Kawakami, President
- Serena Benson, Vice-President
- Moe Matsuda, Secretary
- Jeff Dickinson, Treasurer
- Linda Keller, Director
- Attilio Avino, Director
- Mike Chapman, Director
- Richard Scofield, Director
- Douglas Hung, 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。

HOLIDAY GIFT GIVING FOR HAWAIIKI STAFF

As we approach the holiday season, it's once again time to show our appreciation for the individuals who work tirelessly throughout the year to make our community an exceptional place to live. Our security, maintenance, and housekeeping teams play a vital role in maintaining the comfort, safety, and beauty of our home every day.

To recognize their hard work and dedication, we invite you to contribute to our **Annual Holiday Staff Fund**. All donations will be distributed among our 27 non-supervisory staff as a year-end bonus, expressing our collective gratitude for their commitment and service.

Donations can be made either by cash or check payable to Hawaiiki Tower with "Holiday Fund" noted in the memo line. Please drop off your gift at the Hawaiiki Tower management office or mail to: 88 Piikoi Street, Honolulu, HI 96814, by Friday, December 12, 2025. A self-addressed and stamped envelope is provided. We ask that you mail your gift in time for it to arrive before our holiday staff party on December 17, 2025.

The staff greatly appreciates this annual contribution of thanks in recognizing the exceptional work they do to make Hawaiiki Tower the best place to live.

HOMEOWNERS INSURANCE
IS MANDATORY
THE INSURANCE
DEDUCTIBLE IS \$75,000

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PROCESS FOR TAKING OCCUPANCY

In order to take occupancy either as an owner or tenant, it is important that the following things be done:

- 1) All residents must be registered with the management office and on condo control
- 2) If registering as an owner, we need a copy of the deed or closing documents
- 3) If registering as a tenant, we need a copy of the lease agreement
- 4) The registered resident(s) need to inform the management office of any occupant needing a building access fob (ie. family member, housekeeper, friend, sitter, caregiver, etc.) and be listed in condo control.
- 5) No rentals of less than 6 months (180 days) are allowed by law.

A/C FILTER PRICE INCREASE

The cost of A/C filters has gone up. The new price effective November 1, 2025 is \$25, which includes one filter and 2 algae tablets, to help prevent sludge build up in the A/C pan.

As always, you may purchase A/C filters from the management office with a personal check ONLY, made payable to "Hawaiiki Tower."

Please be sure to have your A/C serviced regularly to prevent leaks due to drain pan overflows that have proven to be very costly.

We also have a few range hood charcoal filters available for purchase at the management office at a discount for \$100 (check only). They are sold at Reliable Parts (808) 676-2664. The part number is Gaggenau #460486.

GARDEN PLOTS

There are a few garden plots available for anyone interested. The cost is \$25 a year and payment needs to be made automatically through the owner's SurePay account or their bank. Please call (808) 589-1344 or stop by the management office if you're interested.

TRASH ETIQUETTE

We recently completed a significant repair to the Makai trash chute. To keep the trash chutes in good condition for many more years, we kindly ask that you put bagged waste **ONLY** in the chute.

There have been numerous clogs over the years primarily due to cardboard being stuffed in the chute. There are two large trash bins in the loading dock for cardboard and larger items.



Condo & Air Conditioner Maintenance

**For information on rates and services or
to schedule an appointment**

(808) 864-5833

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**Hawaiki Tower, Suite 303
Honolulu, HI 96814
www.brethillcompanies.com**

FLOOD INSURANCE RENEWAL

The building flood insurance has been renewed and is available on Condo Control – Library – Forms – 2025-2026 Flood Insurance.

Some lenders have requested this information recently. If you have any questions about the building insurance, please email Elaine Gascon from Atlas Insurance, egascon@atlasinsurance.com.

Include a copy of the letter from the lender or mortgage company and she will provide proof of flood insurance to you and your lender directly.

Atlas also offers quotes for individual HO-6 policies. If you're interested, email Elaine with your unit number and she will provide you a referral.

PROPOSAL TO CHANGE LOBBY DOORS

Be on the look out for a letter from the board of directors requesting your approval to proceed with replacing the existing lobby revolving doors with new sliding doors.

Once we receive 50% owner approval, we can proceed with this nice upgrade to the building. We ask that you vote YES and mail the letter back in the self addressed, stamped envelope provided.

We appreciate your cooperation and look forward to a nice upgrade to the building entrance

LEAK PREVENTION

Living in a condo, you are bound to experience a leak at some time. It's good to have the name of multiple licensed plumbers who are familiar with the building. We can provide that info to you based on positive feedback from other residents.

Every unit has water shut off valves that will at least shut the water off to the bathrooms. It's important to know where it is in your unit and make sure it's working properly. You should also have the washing machine hoses inspected periodically or replaced every 5-7 years. This is the same for the toilet, sinks and refrigerator supply lines.

Units that are not occupied regularly need to be checked by a local representative several times a month. It's important to run the water in the unit and flush the toilets on a regular basis to prevent the cast iron drain pipes from drying up and cracking. We have noticed this happening more often in mostly unoccupied units.

HAWAII TOWER HOLIDAY PARTY

We will be hosting our annual Holiday gathering on Tuesday, December 23, 2025, from 5:30pm-8:00pm. ALL residents are invited to come and share the holiday with your Hawaiki Tower neighbors.

Hawaiki Tower will be providing main dishes from Side Street Inn, a hand made sushi station, water and soft drinks for this event. We will serve buffet style.

Don't feel obligated to cook but if you want to bring a dish to share, thank you!

Come and enjoy yourself. We look forward to seeing you there!