



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

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

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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。

**CONDO CONTROL
NEW ONLINE RESIDENT AND MANAGEMENT
PLATFORM**

Hawaiki Tower has adopted up a new secure website to communicate electronically with owners, agents, and occupants. The new website contains the secure area that will be the primary means for communicating important notices, such as events and announcements, as well as allowing you to report common area maintenance discrepancies you find around the property and making service requests. It is essential that you register. Package tracking and delivery, and booking of amenities (BBQs, tennis, and pickle ball courts, etc.) will be performed via this web portal, either on your computer or smartphone. For owners, it also provides access to project documents, forms, newsletters, and other useful information. We are requesting that you all become familiar with the site, as we believe it will significantly enhance your condo experience.

You should have received an email and/or text explaining how to register along with a unique registration code. Please check your text and email.

Please follow these steps to complete the one-time registration process:

1. Visit www.condocontrolcentral.com/
2. Enter your registration code: [Access Code]
3. Enter your unit number: [Unit Number]
4. Click "Get Started".
5. Follow the onscreen instructions to complete the set-up process.
6. To log in on future visits, simply go to <https://www.condocontrolcentral.com/> and click "Login" at the top right of your screen. From there you can enter the email address and password you have chosen.

If you have any problems completing the registration you can receive help at contact@condocontrolcentral.com, or by calling 1-888-762-6636. (Please note that this number is for website support only.)

CONDO CONTROL—ON LINE HELP

After you register and log in to Condo Control, you'll be able to view a multitude of articles and videos to help you navigate the new platform.

Following are many of the topics you can choose from for assistance.

Click on the User Guide and then the Owner/Resident User Guides.

Featured Resources

[How to create a help ticket or call back request](#)

[How to Enable Two Factor Authentication](#)

[Condo Control - Workspace Overview for Owners/Residents Video Guide](#)

[How to Register for Condo Control - Video Guide](#)

[Updating Supported Software - Mobile App](#)

[Login Troubleshooting - How to Reset your Password](#)

Amenity Booking

[How to cancel your amenity booking - Mobile App](#)

[How to cancel your amenity booking - Browser](#)

[Amenity Bookings: Booking Amenities - Resident Video Guide](#)

[Amenity Bookings: Creating Mobile Bookings - Resident Video Guide](#)

[Making an amenity booking - Mobile app](#)

My Account

[My Account: Adding Authorizations - Resident Video Guide](#)

[My Account: Two Factor Authentication - Resident Video Guide](#)

[How to Update Your Email Preferences - Residents](#)

[Adding, Editing or Deleting Residents in Your Unit](#)

[My Account: Overview - Resident Video Guide](#)

These, and many more, are available by clicking on the User Guide at the bottom of the menu list in the left hand column of the home page.

HAWAII CONSTRUCTION PROJECTS

SWIMMING POOL RETILING

The re-tiling of the swimming pool began in mid-April. Work is progressing according to schedule and it is expected to continue on schedule. We hope for completion around November 2023.

DON'T OPT OUT!

In the brief time since we launched the new Condo Control platform, we've received notification that some owners/residents are opting out of receiving all communication, emails and texts, from Hawaiki through the Condo Control platform.

Please do not opt out of receiving communication. Instead go to the icon in the upper right corner of your screen that says Welcome! (and your name) and click on it. A drop down menu will appear and you can choose Email Preferences. You can choose which emails to receive rather than opting out of them all.

Important communication will be sent to you via email and/or text and if you opt out, you may be inconvenienced or worse, by not knowing what's going on around you that may affect you.

POWER DOWN, SAVE MONEY

Looking to be efficient or ready to go green? Here are quick and easy tips to accomplish both:

- Unplug appliances and electronics. TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. “Smart” power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you’re not in the room or not in the house, there’s no need for all the lights to be on.
- Clean and replace furnace or air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- Activate “sleep” features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Wash your laundry with cold water. It’s just as effective.

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.

Rigid flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. At Hawaiki Tower it is VERY difficult to install due to the required sound mitigating underlayment. If you’re considering installing rigid flooring in your unit, you must first obtain approval from the Resident Manager. If your neighbor above you ever installs rigid flooring you will be very happy the standards exist.



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ハワイの不動産売買、レンタル、別荘管理は日本語でサチハワイにお問合わせください。



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.

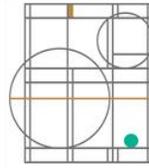
HURRICANE PREPAREDNESS

June 1 signals the start of the Central Pacific hurricane season. Due to a building El Nino ocean event, we are expecting a more active hurricane season. To help you prepare, the Hawaii State Civil Defense provides a template for creating a family emergency plan. One of the first steps you can take toward preparedness is the creation of a family disaster supply kit. This will help families get through the first few days after a disaster. Public shelters after a disaster may not offer some of the basic necessities. The development of a kit will make a stay in a public shelter more comfortable, should it be necessary. Store the kit in a convenient place known to all family members. Store items in airtight bags or containers. Replenish the kit twice a year. Include six basic items; food, water, first aid kit, tools and supplies, clothing and bedding and special items. Please refer to <http://dod.hawaii.gov/hiema/get-ready/prepare-your-family/> for more information on the preparedness kit and a host of other topics.

A very comprehensive handbook for emergency preparedness and a detailed list of components of a family disaster supply kit can be found at the Hawaii Emergency Management Agency's website - [Hawaii Emergency Management Agency | Two weeks ready 2022](#)

According to Dr. Scott Norville, P.E., PHD, Chair and Professor of the civil engineering department of Texas Tech University, it is important that **all windows of the building be CLOSED** in the event of a hurricane. Insurance losses can go up by 40% - 60% when windows are broken or left open and there is no other structural damage.

Please include in your hurricane preparedness checklist a note to **CLOSE AND SECURE ALL WINDOWS IN YOUR APARTMENT BEFORE YOU LEAVE.**



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RESOLUTIONS

Question: What are Board Resolutions?

Answer: A board resolution is a motion that follows a set format and is formally adopted by the board. Resolutions may enact rules and regulations or formalize other types of board decisions. There are four types of resolutions for a community association:

- 1. Policy Resolutions** affect owners' rights and obligations such as rules for the use of common areas and recreational facilities, architectural guidelines and enforcement procedures.
- 2. Administrative Resolutions** address the internal operations of the community association. Examples include operating procedures, collection procedures and where board meetings will be held.
- 3. Special Resolutions** document board decisions that apply a policy or rule to an individual situation, such as a decision about an alleged rule violation.
- 4. General Resolutions** involve routine events, such as adopting the annual budget and approving a contract.

The manager maintains all adopted resolutions. They are available to association members for review in the manager's office.