



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

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

Inside this issue:

Hawaiki Construction Projects	2
Holiday Gathering	2
Garage Storage Lockers/ Termites	3
Lobby Entrance/Enterphone	3
Insurance Deductible	3
Employee Holiday Gratuity Fund	4

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。

2024 Budget

The 2024 budget was approved in October. It contains a 7% increase in maintenance fees. Fortunately, oil prices have stabilized over the past year. This helps minimize our electricity cost. Our cost per kilowatt hour has been fairly stable for 2023. Hawaii has the highest electric utility rates in the country! In addition, water and sewer rates are forecast to increase in 2024.

1. The Board of Water Supply is seeking approval for a nearly 70% increase to commence in Jan 2024 and continued through 2028.
2. Sewer fees will continue to increase in the future. Environmental Services is seeking approval on the next six-year rate package. We can expect rate increase for years!
3. The Board continues to make funding reserves a priority.
4. The Board added bulk internet to the services the Association provides all owners. This increases the Association's fixed cost while reducing the overall expense owners pay for internet service.
5. Our insurance costs continue to rise. We're lucky to maintain coverage from the primary market. It is likely our deductible will increase to help minimize premium increases.

Expenses for electricity, gas, sewer, water, telephone and cable TV represent 32% of our maintenance fees for 2023. Increases in these items translate directly into increases in our maintenance fees. The Board is pleased that only a 7% increase in maintenance fees was necessary and that when compared to many other upscale hi-rise properties, the maintenance fees at Hawaiiki Tower continue to be very competitive.

INSURANCE REQUIREMENTS

Hawaiki Tower's project documents, and state law, require each apartment owner to purchase their own HO6 condo policy. It is important that each owner purchase this insurance. Each policy should include a loss assessment rider to cover the Association's policy deductible (\$25,000). As always, discuss this, and other features, with your insurance agent before buying the insurance.

HAWAII CONSTRUCTION PROJECTS

SWIMMING POOL RETILING

The re-tiling of the swimming pool is expected to be complete by the end of November.

The exact date the pool will reopen has yet to be determined and is dependent on one possible complication. The scope of work may be expanded to include removing and replacing the quartzite stone deck surrounding the pool.

If this work is authorized, the pool may remain closed for several more months.

In September the tile field was installed. All the expansion joints, edges, curves, and trim tile take considerable time to set properly. Once that is complete, all the pool tile will be grouted. Then the coping stones will be set, the pool cleaned and filled.



In June, July and August all spalling was repaired and patched, and a new concrete coping beam installed around the deck side of the pool.

SECURITY CCTV SYSTEM

We completed this project in late 2023/early 2024. We have much better coverage of the perimeter of the project and our forensic capabilities are significantly enhanced.

ACCESS CONTROL SYSTEM

The access control system is being replaced and it should be seamless for all residents. The Board is considering replacing all fobs with new ones and is working on a new policy. For the time being however, you can continue to use the fobs you have as they will remain active. There is nothing you need to do. The system was expanded to include new readers and locks on two doors near KHON's makai entrances and new locks on the lobby side doors. The lobby revolving door will remain open or manually locked for the time being. If you have any trouble with your fobs, please go to the security office and have them checked out.



HAWAII HOLIDAY GATHERING

On Wednesday December 20, 2023 Hawaii will be hosting a Holiday Gathering for the residents of Hawaii Tower.

Hawaii Tower will be providing main dishes, hand made sushi and drinks for this event. We will serve buffet style.

Please bring a side dish and/or desserts to share!

GARAGE STORAGE LOCKERS AND TERMITES

Many of you had your storage lockers inspected and treated. Thank you. If you have not had your storage locker(s) inspected and treated and wish to have it inspected and treated, please contact the administrative office at 808-589-1344 and place your name on a list. We've made arrangements with Terminix for them to inspect and treat garage storage lockers for our owners at a fixed price. Inspections will occur the second Wednesday of each month. We must have at least five (5) owners who want their lockers inspected, at least one week in advance of the date, before Terminix will perform the inspection. If less than five (5) owners sign up for a date, those owners will be moved to the following month. The cost for each owner will be \$150.

Owners must be present at the time of the inspection, have all the contents removed from their lockers, and have the locker unlocked. Owners will pay Terminix directly by cash or check, no credit cards.

The House Rules have been updated and are being reviewed by the Association's attorneys. Once the review is complete and the new rules distributed to the owners, owners will be able to proceed with replacing storage lockers with metal lockers that are termite proof.

If you are interested in replacing your storage lockers with termite proof metal ones, please contact Brett Hill Construction at unit 303 in Hawaiki Tower at 808-593-1500.

LOBBY FRONT ENTRANCE AND ENTERPHONE

The revolving door and two side doors at our front entrance have reached the end of their useful life. The board is considering replacing all three doors with one set of bi-parting, electronically controlled automated doors.



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In addition to replacing the old worn out doors, new doors will secure the lobby better and integrate with our new access control system.

The enterphone has been replaced with a new one and moved outside the lobby. New access codes for granting access to visitors are in place. When your guests call you from the enterphone and you want to buzz them up, press 59 for the makai elevators, and 69 for the mauka elevators.

INSURANCE DEDUCTIBLE AND REQUIREMENTS

We want to remind you that the Association's policy deductible is \$25,000. Please contact your insurance agent and make sure your policy covers the deductible in case you're ever required to pay it. This is important as our insurance becomes more expensive and the deductible is likely to increase.

EMPLOYEE GRATUITY HOLIDAY FUND

Dear Hawaiki Tower Owners and Residents,

During this holiday season of gratitude and love, Hawaiki owners and residents are invited to collectively give a special thanks to our employees by participating in voluntary gift giving to all Hawaiki non-supervisory employees.

Our employees continue to work hard to provide the highest quality of service to each of you, our owners, residents and guests. All of our employees know the building and residents well, and work together cooperatively. They fill in for each other and constantly take pride in their work. Recognizing their commitment and effort increases their job satisfaction and improves their performance. The Holiday Fund is a convenient way to remember our employees and to show our gratitude for our good fortune and appreciation for the outstanding contribution our employees make to maintaining and improving our homes and investments.

Your contributions will only be distributed to the non-supervisory staff. Although it is typical for owners of a prestigious condo such as ours to give a gift equivalent to one month's maintenance fee, any amount is greatly appreciated.

Please drop off your gift at the Hawaiki Tower management office by Saturday, December 9th. Alternatively, owners can mail a check in the envelope provided.



BRETT HILL
CONSTRUCTION · INC

General Contractor License - BC22668

Condo & Air Conditioner Maintenance

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

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Servicing Hawaiki Since 2001



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

Please mail them in time for them to arrive by December 9th. We would like to distribute all contributions to our employees before the Holidays. Your voluntary contribution will remain anonymous. All management employees do not receive a portion of these contributions.

The staff greatly appreciates Hawaiki's collective annual thanks in recognizing the exceptional work they do to make Hawaiki the best place to live and play, and truly looks forward to the gifts from you.

Mahalo and Happy Holidays!

Hawaiki Tower Board of Directors