



**IMPORTANT NAMES
AND
NUMBERS**

- Michael Beauchemin, General Manager Tel: 589-1344 email: manager@hawaikitower.org
- Website: www.hawaikitower.org
- Yule Park, Property Manager Tel: (808) 440-5542
- Security Office: Tel: 589-1347

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

**THE INSURANCE
DEDUCTIBLE IS \$75,000**

Inside this issue:

A/C Replacements / Garden Plots	2
Grill-2-Go / Shower Valves	2
Water Alarms / Power Saving Reminders	3
Pool Rule Reminders / Trash & Cardboard Removal	3
Pet Reminder / Amazon Packages / Roach Bait / Employee 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。

2025 ANNUAL MEETING

The 2025 Annual Meeting of the AOA of Hawaiki Tower, Inc. will be held on Monday, March 31, 2025 at 6:00 pm in the level 3 lobby. Registration will begin at 5:30 pm.

Four Board seats are up for re-election—incumbents President Patricia Kawakami, Director Linda Keller, Director Moe Masuda and appointed Director Richard Scofield. The membership needs to vote to confirm any appointments and elect new board members.

Anyone wishing to run or make a nomination for election should submit a statement stating their qualifications and reasons for wanting to serve on the board. The statement is limited to black text on white paper not to exceed one single-sided 8-1/2" X 11" page, indicating the owner's qualifications to serve on the board.

Please Return Proxies

Please keep an eye on your mail and be sure to return the proxy as soon as possible. We need to obtain a quorum (more than 33% ownership represented) to conduct the meeting and we incur additional expense each time we have to mail out additional proxies to obtain the quorum or defer the meeting due to a lack of quorum.

GARAGE STORAGE LOCKERS

Brett Hill Construction is extending their deadline to order new metal storage lockers until February 28, 2025. They currently have 10 confirmed orders and 16 others pending but it's unlikely that they'll get the required minimum order of 30.

Regarding the wood option, a question came up asking if the plywood being used is treated for termites. The answer is "No" but the glue used to connect all the wood together is a termicide glue line that is termite resistant.

A/C REPLACEMENTS

Many owners have been replacing their A/C units due to the age. We've been experiencing an increasing number of reported leaks caused by the A/C drain pan overflowing, especially during the hotter, humid months. This has resulted in thousands of dollars in preventable costs to individual owners.

It's imperative that you service the A/C's in your unit on a regular basis to maintain proper operation. This includes hiring an A/C contractor to clear the condensate drain line of algae, replace the filters, clean the coils and check for proper operation. If you don't already have one, it's strongly recommended that you install a float switch which will automatically shut off the A/C if it detects a leak from the condensate drain pan. We give these away at the management office. We also sell filters and provide algae tablets as an added service.

Since the building is now 25 years old, more owners have chosen to replace their A/C units. Each A/C unit has two shut off valves to isolate it from the condenser water riser. If the valve doesn't work, then a shutdown of the riser is necessary which affects more than 40 units.

Some reputable vendors who currently service A/C's in the building are Russ Won (808) 389-6181, Agape A/C & Refrigeration (808) 927-6648, Daniel Alpers (808) 954-2718 and AMV Air Conditioning (808) 845-3149. The Make of the A/C units is "Climate Master."

GARDEN PLOTS

Effective Jan 1, 2025, the board has implemented a \$25 annual fee to maintain a garden plot. This helps to ensure residents are actively using their plot.

If you have a plot and you haven't already paid the annual fee, please stop by the admin office to fill out the necessary forms.

If you are on the waiting list for a garden plot, we're working on identifying which ones have been abandoned or given up and will get in touch with you as soon as possible. Thank you for your continued patience.

GRILL-2-GO

We've been experimenting with a designated bbq grill that can be used without reservations for those who want to cook up a quick steak and go. We've designated BBQ grill #2 since it historically is used the least.

Here's how it works: any registered resident can contact security to request the use of grill #2 and security will light it up. Once complete, they can simply go.

This has been working out great so far and has even saved a bunch of charcoal. It has also freed up the use of other grills since it doesn't need to be reserved for an hour or more.

SHOWER VALVE CARTRIDGES

If you experience only hot or only cold water in one of your showers or you periodically hear a knocking sound behind your wall, it's likely that debris got into the shower cartridge that may require a plumber to replace, as many residents have experienced. It could also mean that the valve cartridge has failed.

Eljer is the name brand of the bathroom faucets and shower fixtures in the building. They can be purchased at Plumbing Parts & Supply in Kalihi (808) 847-4831. However, it's imperative that you get a licensed plumber to install it.

Some residents have chosen to replace the original Eljer valve in their showers with another brand such as Delta. This requires cutting into the wall and in some units requires removing the medicine cabinet to do the work. One owner paid \$2,500 to get this done recently.

WATER ALARMS

Leaks happen in condos and most of them can be prevented or at least caught early to reduce major damages. One very effective and affordable way to minimize leak damages is to install water alarms.

A water alarm is similar to a smoke detector. It is placed on the floor under any source of water such as the sinks, washing machine or toilets and even fire sprinkler heads. A 5 pack can be purchased on Amazon for around \$40 and can save you thousands of dollars. They are normally battery operated but there are also smart water leak detectors that are WiFi based so they notify you by phone if there is a leak in your unit. This is a much better option than getting that dreaded call from security saying there's water coming down from the ceiling of the unit below you.

POWER SAVING REMINDERS

Electric rates are expected to rise as they often do closer to the warmer months. Here are some simple ways to cut back due to a tighter budget and save you money:

- 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 air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- 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.

POOL RULE REMINDERS

As a reminder, please follow the simple pool rules for the benefit of all:

- Always shower before entering the pool or spa, whether at the pool or in your unit just before going to the pool.
- No glass products allowed on the pool deck.
- No food or alcohol allowed on the pool deck
- Large flotation devices that are not attached to the body or for the purpose of swimming assistance are not allowed.
- No running on the pool deck, horseplay or climbing on the pool infinity edge.
- Parents please keep a watchful eye on your children

Since there is no lifeguard on duty, residents are responsible for the safety of themselves and their guests. Please do not confront anyone who you feel is not following the rules. Instead, contact security at (808) 589-1347. They are trained to handle these type of situations.

TRASH & CARDBOARD REMOVAL

We've been experiencing more backups in the trash chute and want to remind everyone that cardboard should not be put down the chute. Instead, it should be broken down and placed in one of the large bins at the loading dock.

The trash chute is for bagged, household waste only. Larger items should also be taken to the bins in the loading dock. Our maintenance and housekeeping staff do a great job cleaning and maintaining the trash rooms on a regular basis and are constantly having to deal with loose items that have been thrown down the chute.

We also added automatic deodorizers in the trash rooms to help prevent that nasty trash odor in the hallways.

PET REMINDER

As a reminder, pets are not allowed on the recreation deck or anywhere on the 5th floor unless in transit through the parking garage.

All pets need to be on a leash while in the common areas. This includes the level 3 lawn. There have been some close calls recently with unleashed dogs getting aggressive with residents and their pets. Security has put up temporary signage in an effort to re-educate all pet owners.

If your dog has an accident in the elevator or any common area and you're not able to clean it up right away, please call security ASAP (808) 589-1347, to minimize any inconvenience to others.

Thank you for following these important rules.

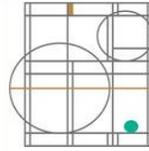
AMAZON PACKAGES

In 2024, security logged in 15,677 packages for residents. At times, this can be overwhelming for them. With the increasing number of Amazon packages delivered to the building, we've implemented a policy to allow carriers to deliver to the doors.

Security provides the carrier an access card after receiving some form of ID from the carrier. The carrier may attempt delivery to each unit door but is instructed not to leave any package in the hallway.

Packages not delivered can be left at security where they will send a notification to the resident through our Notifii app. This has helped to alleviate some of the burden from security and get the packages delivered efficiently.

We're researching other ideas to enhance proficiency as package deliveries are expected to increase in volume.



BRETT HILL
CONSTRUCTION · INC

General Contractor License · BC22668

Condo & Air Conditioner Maintenance

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

(808) 864-5833

Servicing Hawai'i Since 2001



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

ROACH BAIT

If you're not already aware, we provide roach bait stations to assist with any unwanted roaches. You're able to receive a bag of 8 or 10 every 3 months upon request. Stop by the admin office to get more information.

EMPLOYEE HOLIDAY GRATUITY FUND

On behalf of all the employees of Hawaiki Tower, I want to thank everyone for their generous contributions to the holiday fund.

The employees are grateful for your support and expressions of appreciation. It means a lot to everyone to be recognized. You may contribute to the holiday fund year round. Every dollar is accounted for and distributed to the employees at the end of the year based on their hours worked.

To all of the vendors that made contributions of merchandise, gift cards and other items, we thank you and value the working relationships we've developed. We hope our relationships continue to develop to improve our collective efficiency and effectiveness.