



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

**IMPORTANT NAMES  
AND  
NUMBERS**

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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。

## HURRICANE PREPAREDNESS

June 1 signaled the start of the Central Pacific hurricane season. For your information, Hawaiiki Tower does have an emergency diesel generator that will provide emergency power for up to 72 hours. Emergency power means that the hallway "Exit" signs and basic lighting will be on in the hallways and garage, one elevator in each tower will be operable, and the fire pump will be available for firefighting capabilities. The house pumps are connected to the emergency generator which will allow for water use. There will be NO electricity, A/C or hot water in other parts of the building including the individual residential units.

To be proactive, residents are encouraged to prepare a home survival kit to include the following items: portable radio, extra batteries, flashlight, first aid kit and special medications, 14-day supply of non perishable foods, water (minimum of 2 quarts per person per day), change of clothing, personal hygiene and sanitary supplies.

If a hurricane approaches, it is important to bring in all items from your lanai. It is best to stay in your (unit with the windows closed and stay away from the windows) unless a building evacuation has been reported by Civil Defense.

For further information, please refer to the National Hurricane Center website at [www.nhc.noaa.gov](http://www.nhc.noaa.gov).

## SHORT TERM RENTALS

Short Term rentals of less than 180 consecutive days are NOT allowed at Hawaiiki Tower or in the Kakaako area per HCDA zoning.

If you suspect someone in the building of operating a short term rental, please contact the Management office at (808) 589-1344 or Security at (808) 589-1347. You may also refer to [Honolulu.gov/dppstr](http://Honolulu.gov/dppstr) for more information and Frequently Asked Questions regarding short term rentals.

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## A/C REPLACEMENTS IN UNITS

The A/C units in the building are 25+ years old and will need to be replaced in the future. Each A/C unit has a shut off valve 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.

There have been more requests lately to schedule an A/C condenser water shut down. Often-times, the A/C vendor shows up and finds that the shut off valve to the A/C unit is fine. Therefore, the scheduled shutdown was not needed. This takes away valuable time from our maintenance staff. Before scheduling to replace your A/C unit, please have the vendor confirm if the shut off valve to the unit needs to be replaced.

The Make of the A/C units is "Climate Control". The new units have an auto shutdown capability in case a drain overflows due to a clog. This can save you thousands of dollars in unnecessary mitigation and repair costs.

Several companies that have replaced A/C units in the building are Tradewinds Mechanical (808) 758-5557, CLK Mechanical (808) 773-7325, and Innovative Air Conditioning (808) 382-2901.

## CONDO CONTROL

Hawaiki Tower uses Condo Control as it's communication platform. All owners, tenants, and rental manager's need to register using Condo Control as a way to effectively communicate in the building. There is even an app available for your cell phone.

With this communication platform, residents can book amenities (BBQ, conference room, winter garden), schedule water shut downs, and be notified about package deliveries.

## PROCESS FOR HANDLING A LEAK

If you experience a leak in your unit, call security at (808) 589-1347. They are trained to assist as needed, including contacting the extraction company, and gather all relevant information to start an incident report.

The priority is to stop the leak, then mitigate any water involved, and finally, make necessary repairs. Leaks can be very stressful depending on the severity of the situation. We can assist in the process with getting your unit back to it's prior condition.

Homeowners insurance is required and will often need to be involved when someone experiences a leak, whether from another unit or their own. Be sure your policy has adequate coverage for the building's \$75,000 deductible.

The most common leaks that have occurred in the building are those from individual units. They range from a broken toilet supply line, an overflowing A/C condensate drain pan, a cracked cast iron drain, a failed toilet wax ring or a cracked sprinkler pipe.

If your unit is regularly vacant, it is important that you have the unit checked by a local representative at least twice a month. It's imperative with the age of the building that the cast iron drain pipes have water running through them to avoid drying up and cracking.

It's recommended that all residents invest in a battery operated water alarm (similar to a smoke detector) that can be placed in the A/C closet or under the toilet to help detect any potential leaks. They can be found by googling "water alarms" on Amazon.

## NEW PARKING ACCESS OPTION

The new garage RFID upgrade is complete. What does this mean? New readers have been installed at the level 3 and Piikoi entrances as another option for entering the garage. This will allow you to enter the garage without having to roll down your window. Upon request, every unit owner will be given one decal for each parking stall they have. You will attach this decal to the inside of the vehicle windshield next to the rear view mirror. As you approach the garage gate, it will open. Some may prefer the current method of rolling down the window and using the fob and that is fine too. This new option will be nice especially during rainy conditions. Replacement decals are available for \$25.

## POOL RULE REMINDERS

With the pool and spa now open, we hope you are enjoying these valuable amenities. As a reminder, please follow the simple rules for the benefit of all:

- Always shower before entering the pool or spa
- 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.



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## APPLIANCE REPLACEMENTS

Hawaiki Tower is 25 years old and many units still have their original appliances. I have been working with Pacific Appliance Group about providing a bulk discount for Sub-Zero refrigerators. They are offering a bulk discount of 21% with a minimum number of orders.

If you're interested, please contact Rebecca Khani at (808) 841-3322 x.12 or email her at rebeccak@pacificappliancegroup.com.

This is a special offer that they have never provided to any client, or builder, before. This discount is available until the end of the year. They are also offering discounts on Maytag and Whirlpool laundry packages. Ask Rebecca about the savings in energy costs with these new appliances. I hope this helps.

## QUESTIONS & ANSWERS

Please see some good questions that have been brought up by owners and the answers provided by the board:

**Q:** *What is the status of fiber installation?*

**A:** We are working with Spectrum to provide an alternate to fiber called Hybrid Fiber Coax (HFC) that uses the existing coax cable to bump internet to symmetrical speeds without having to install media cabinets in every unit.

**Q:** *Are floor to ceiling metal storage lockers available for the garage?*

**A:** No. The Board recently approved metal storage lockers of the same size for owners who are interested. There is a minimum bulk order required. Please contact Brett Hill Construction at (808) 593-1500 for more information on pricing and availability.

**Q:** *When will the new house rules go into effect?*

**A:** The Board recently approved the new house rules. They will be posted on Condo Control and go into effect September 1, 2024. The house rules may be amended in the future as needed.

**Q:** *Is the \$25 cost of a fob refundable when I move out?*

**A:** No, a new fob costs \$25, payable only by check to "Hawaiki Tower".

**Q:** *Does it cost anything to have a garden plot?*

**A:** The Board recently approved a \$25 annual charge for anyone who has a garden plot. This will help with the cost to maintain the equipment and supplies provided by the building while also identifying any plots that may be abandoned. There is currently a waiting list to receive a plot.

**Q:** *Are dogs allowed to run freely on the level 3 lawn?*

**A:** No. The designated area for pets is on the mauka side of the level 3 lawn. It's imperative that all dogs remain on a leash while traveling in any common area including the lawn.



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## FLOOR RESTRICTED ELEVATOR ACCESS

Effective August 13, 2024, access to the building and elevators will be required with the use of a fob. This includes the front lobby glass doors. All 6 elevators have been programmed to provide floor specific access. This means that each resident's fob will be restricted to just their floor and the common floors (4,5,6,36).

Visitors to the building will need to either call the resident they are visiting or use the enterphone at the front door for access. As a reminder, when receiving a call from the enterphone, press the number "9" to allow access to the lobby. For access to the Makai elevators, press "59" and for access to the Mauka elevators, press "69" Please call Security (808) 589-1347 for assistance.

Security has been working on reducing the number of active fobs that have no usage for the past 6 months. These include fobs that belong to former residents who have moved out, have been lost, or are seldom used due to non-occupancy. Please see security to get your fob reactivated if this happens to you.