



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

**IMPORTANT NAMES
AND
NUMBERS**

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- 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

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

Season’s Greetings! It’s that time of year where we want to reflect on what we’re thankful for. This is an opportunity to thank your Hawaiiki Tower Staff for the hard work they do all year to keep the building clean, attractive, safe and comfortable.

During this holiday season, Hawaiiki Tower residents are invited to collectively participate in a voluntary gift giving to all non-supervisory employees.

Our staff continues to provide the highest quality of service to each of you, our owners, residents and guests. 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 nice way to remember our employees and show gratitude and appreciation for the outstanding job they do to maintain and improve our homes and investments.

Your contributions will only be distributed to the 25 non-supervisory staff including Security, Maintenance, Landscaping and Housekeeping.

Please drop off your gift at the Hawaiiki Tower management office by Friday, December 13, 2024. If writing a check, please make it payable to “Hawaiiki Tower”. We hope to receive all gifts before our holiday staff party on December 18, 2024.

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GARAGE LIGHTING RETROFIT

Our maintenance team recently completed installing 430 new LED bulbs in the parking garage and it has made a noticeable difference. The previous bulbs were installed in 2012 and have surpassed their useful life. The new bulbs are very efficient and didn’t require any modification to install.

PERIODIC A/C MAINTENANCE

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

The garden plots have become very popular. We now have a waiting list that continues to grow. The board of directors have approved an annual charge of \$25 that will be effective January 1, 2025. This applies to all current and future garden plot users and will help to maintain the equipment (including the storage shed, basic tools, wood framing, mulch, etc.)

If you are no longer interested in maintaining a garden plot, please let the office know.

ELEVATOR FLOOR SPECIFIC ACCESS

Ohana Controls and Otis Elevator have completed the building upgrade to enable the elevators to be floor specific. This project was done to provide additional security in the building and allow our guards to be able to screen unauthorized individuals.

Once this new system is activated, you will need to use your fob to access the floor you live on as well as the 5th and 36th common floors. A fob is not needed for access to levels 2, 3 and 4. Your fob will not work on any other floors unless specifically programmed to do so.

The call box, located at the lobby entrance, is a convenient way to allow guests into the building. They can be buzzed into the lobby while the resident comes down to greet them or guests can go to security and the guard can call the resident to verify authorization to their floor.

Security will not send guests to the 5th and 36th floors.

ELJER SHOWER VALVE CARTRIDGES

Oftentimes, you may experience only hot or only cold water coming out of a particular faucet. You might also 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. According to the company, they offer a lifetime warranty on their products to the owners. Call American Standard at 1-800-442-1902 if you need a replacement cartridge.

Some residents have chosen to replace the original Eljer valve in their showers with another brand such as Delta.

NEW PARKING ACCESS OPTION

If you haven't already received the new RFID parking garage decal, then stop by the management office to pick yours up. New readers have been installed at the Level 3 and Piikoi entrances as another option for entering the garage. This allows you to drive into 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. Simply attach this decal to the inside of the vehicle windshield on the right side of the rear view mirror. As you approach the garage gate, it will open. This new hands free option is especially beneficial during rainy conditions. Replacement decals are available for \$25.

PACKAGE DELIVERIES

With the recent addition of an Amazon warehouse in Hawaii, we have noticed a large increase in the number of packages being delivered to the building on a daily basis. We've had up to 80 packages dropped off at one time which can be overwhelming for security in addition to all other tasks that they have. In order to provide the best service to our residents, we've authorized carriers to attempt delivery to the unit. In order to do this, they go to security, leave a badge or ID and get an access card. If nobody is home to receive a package, then it will be left with security and logged in as usual.

We've also added a faster way of logging packages with a system called Notifii so instead of receiving a notification from condo control, you will receive an email or text from Hawaiki Tower with the subject "Package Notification". It will include a picture of your parcel and also send an automatic reminder if not picked up within 24 hours. We are hopeful these added measures will help to provide the best service possible as we anticipate an increasing number of packages being delivered daily throughout the holidays.

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.

APPLIANCE REPLACEMENTS

Hawaiki Tower is 25 years old and many units still have their original appliances. Pacific Appliance Group recently extended a 21% bulk discount on their 42" Sub-Zero refrigerators to Hawaiki Tower residents until the end of the year. If interested in getting more info, please contact Rebecca Khani at (808) 841-3322 x.12 or email her at: rebeccak@pacificappliancegroup.com.

If you're looking to replace your current Sub-Zero refrigerator with another refrigerator that isn't a Sub-Zero, you'll need to hire a company to remove the current refrigerator. I've reached out to Premium Island Installers and they currently remove Sub-Zeros in the building for \$350. If interested, call Nikki at (808) 223-6169.

Most companies such as Costco, Home Depot, Lowe's, and Best Buy will not remove Sub-Zeros.

GARAGE STORAGE LOCKERS

Replacement Parking Stall Storage Lockers Approved:

To update all of our Hawaiki Tower Owners, the Board of Directors has approved for the Owners to replace their garage storage lockers, at each Owners cost.

This came about when many of the storage lockers were found to be termite ridden, and/or, the storage lockers surpassed their useful life.

The storage lockers will remain nominally the same dimension, that being half high lockers suspended from the ceiling above the parking stalls.

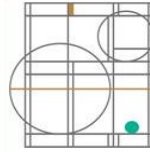
There are two (2) materials that are permissible for the fabrication of the storage lockers, (1.) metal or (2.) plywood, as currently configured.

There is a sign-up sheet at the offices of Brett Hill Construction Inc. ("BHCI"), located at Hawaiki Tower Unit 303 and 403, or feel free to contact Yoko Yamauchi, BHCI Representative, at 1(808)864-5833, or by E-mail: info@bretthillcompanies.com for those interested in the storage locker replacement.

Many of the Owners in the past have already expressed their interest by signing the BHCI log. As such, BHCI will be contacting each of you that have signed-up already, but BHCI respectfully requests that the Owners also contact BHCI to confirm your orders, as contact information may have changed, and the initial sign-up was for intent of interest only.

FYI - A minimum order is required for the metal lockers in order to fill shipping containers, however, this minimum order quantity is quickly being filled.

Schedule: The goal is to confirm orders during November-December 2024, thereby, ordering the materials by early January 2025. A 50% deposit will be required prior to BHCI placing the order. Installation would commence upon receipt of materials which is expected to be mid-June 2025, at which time each Owner purchasing the storage locker/s will be notified of the date of installation such that the Owner can remove the content of the existing lockers for the replacement process.



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 Hawaiki Since 2001



Hawaiki Tower, Suite 303
Honolulu, HI 96814
www.bretthillcompanies.com

Cost: (Option A.) Metal Locker replacement = \$7,150.00, plus tax, or (Option B.) Plywood locker replacement = \$6,150.00, plus tax.

If any Owner is interested, please contact BHCI within the next 30 days, pursuant to the schedule above.

HAWAIKI TOWER HOLIDAY PARTY

We will be hosting our annual Holiday gathering on **Friday, December 20, 2024**. and invite ALL residents to come and share the holiday with your Hawaiki Tower neighbors.

Hawaiki Tower will be providing main dishes, 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!