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THE BOARD'S BULLETIN BOARD

August 30, 2010

Prepared by the Community Relations Committee to keep you informed of current developments

New Board Member

Mr. Gary Kerwood has been appointed to fill the vacant Board position. Welcome, Mr. Kerwood.

Hallway Repair, Replacement and Maintenance Project (HRRMP):

Reminder: the project is scheduled to start on September 9. Please check the website, <http://www.1350alamoana.com> for the schedule for the first three months. The schedule is in the "Resources Center" section. The schedule is also posted on the bulletin boards by the mailroom and on the 1st floor. As noted in the Board's letter of August 23, on the approximately 16th, 17th and 18th days doors will be replaced. On the 42nd day, carpets will be removed and replaced, requiring everyone on those floors to remain in or outside their apartment during work hours. Anyone unable to view the website may request material related to the hallway project from front desk staff. It will be printed out and may be picked up later.

Plumbers' and Electricians' ID.

The State Legislature has passed a law requiring licensed plumbers and electricians to identify themselves with their license numbers. Badges are being developed by the State for them to wear on their work uniforms. As you know, all plumbing and electrical work done in 1350 apartments must be done by licensed plumbers and electricians. Now we will all have proof of their license.

Plants

If you have plant on your lanai, please be sure they do not hang over the ledge, and interfere with your downstairs neighbor's view.

Graham Conference Room

In honor of the late Donald Graham, the 2nd floor conference room is now the Graham Conference Room. An identifying plaque is on order.

Rumor Busters

- 1) Someone is spreading a rumor that someone is "buying up units" at 1350. As far as we know, no such thing is happening. If anyone has evidence that this **is** happening, please let the board know, by sending a copy of the evidence to Ms. Bernie Briones, Hawaiian Management Company, Pacific Park Plaza #700, 711 Kapiolani Blvd, Honolulu, HI 96813.
- 2) A resident has stated that ground termites have invaded 1350. The owner of the apartment has corrected the statement. The problem was with dry wood termites in cabinets, not ground termites. 1350 has occasionally had flying wood termites, most often in individual apartments, usually originating in cabinetry or wood furniture.

Kamaaina Termite & Pest Control offers a special pest control rate for 1350 residents. If you wish to have them check for termites, you may contact them at 591-9997.
- 3) A small number of owners have initiated a letter and petition making claims that are not true.

(Over)

Specifically:

- The Board's actions and the contract were thoroughly reviewed by legal counsel prior to commitments being made and contracts signed. The project does not exceed 20% of the operating budget either in 2010 or 2011.
- The plumbing system at 1350 is not being ignored. As at most, if not all, older buildings, plumbing renovations will not be a simple fix. The Board is making preparations for the plumbing project, investigating and researching its scope, timing and cost in meetings with a company capable of making the necessary repairs. They are new to Hawaii, but have been in the business on the mainland for many years. The hallway project will not delay or replace the plumbing project.
- The Board strongly believes that the hallway project is in the best interests of all owners in 1350 Ala Moana, and that any delay will only add to costs that will need to be incurred, if not now, in the very near future.

Hallway Special Assessment Payment

When the annual mailing is sent out at the end of the year, a coupon will be included for payment of the hallway special assessment. Even if you are on "SurePay," you will be sent the coupon for separate payment.

The special assessment will be due in February 2011. Please refer to the letter that was sent to owners on June 23 for the amount due for each apartment.

At the project presentation on May 16, owners who have an extreme hardship in meeting the assessment, were invited to let the board know. To date no one has contacted the board in writing with any specific request. Again, if you have a case of extreme hardship, please make your request, by letter to Ms. Bernie Briones at Hawaiiana Management Company, together with appropriate details, as soon as possible, but in no event later than October 15, 2010.

Personal Apology

My letter of August 23 contained words about "keeping a spirit of aloha" which were poorly chosen. My words were not meant to imply that owners should not express their opinions. They were my reaction to a few owners who have taken their frustrations out on 1350 staff members. I sincerely apologize for my ill-chosen words.

Submitted by:

Susan Rainville

President, 1350 Ala Moana AOAO