



THE BOARD'S BULLETIN BOARD

November 1, 2010

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

Many thanks to Rosemary Smith, who took notes at the Owners' Forum on Monday, October 25.

OWNERS' FORUM

There were a number of rumors and questions raised at the Owners' Forum. Several of these are covered below. Other issues will be addressed in further special bulletins, to be issued as soon as possible to provide correct and clear information.

- True or false that there's only \$27,000 left in 1350 Reserve Fund after paying for the Hallway Project?

False. Only the funds contained in the Reserves for the Hallway Project are being spent for that project. The balance of the project will be paid for from the assessment. As of September 30, 2010, \$1,999,727.62 are held in reserve for other projects. Any owner wishing a copy of a current financial document may request it from Hawaiiana Management Company. Annual financial statements are sent to each owner in January

- 1350 has problems with mold and plumbing.

Plumbing, yes. Some of our problems are due to the aged state of our pipes which the Plumbing Project will address. Some are due to residents' irresponsibility. The recent big leak was caused by a resident putting potting soil down the kitchen sink, which clogged the pipe and caused it to break.

All of us need to be responsible and not put any materials down the drains that clog them. Soil, rice, bones, and fibrous materials such as celery, pineapples, mangos, or artichokes will cause more problems for us all. Also, we all need to pay attention to the condition of our kitchen and bathroom fixtures, pipes and tiles. Many leaks have also been caused by older kitchens and baths leaking through to the floors below. The lower floors have taken the brunt of the leaks. Please be responsible to anyone below you as you desire from anyone above you.

Mold, no. The manager kept the dehumidifier working for a week and a half in the recent leak caused by the potting soil, to prevent mold.

- There are rumors that potential buyers are being steered away from the building.

Unfounded rumors have a way of doing that.

That's why it's a good idea not to pass them on.

- Is it true that trash and debris were buried in the drywalls as a result of unapproved renovations?

No. Old shower tile was found in a plumbing chase. It could have come from any unit in the stack. It is evident that the contractor did not follow the rules.

- (over)

- Is it true that the homeless are living in the lower garage and there's graffiti on the property?

Homeless living in the garage, no.

Our OAs patrol the garages throughout the day and night. Once, one homeless man was found huddled outside the garage back door, and was made to move away by our OA. Our OAs are very diligent in their patrols. Over the years our neighborhood has attracted more homeless and the AOA has increased OA patrols to keep us all safe and sound. Our OAs have also intercepted an attempted bicycle theft, caught the thief and turned him over to the police. Pretty heroic!

Graffiti: Vandals often tag the building on the Ala Moana side of the 1st floor garage. Our maintenance staff paints it out as soon as it appears. Again, our staff works hard to keep our building in the best shape possible.

OTHER NEWS

Pigeons, some good news

An owner recently reported that pigeons had started landing and staying on her window ledges. She sprinkled Boraxo on the ledges. The pigeons have not returned after 2 weeks, even though the Boraxo has blown away. Note, Boraxo is a soap, is not illegal, and birds apparently don't like it.

Also, a few other owners have experimented with other devices and the board is having some replica devices constructed, to conduct more tests in the very near future. We are looking for a device that is safe, inexpensive and allows for easy access to cleaning. As you all know many devices have not worked. Ledge cleaning is scheduled regularly. If your cleaning is not adequate please tell the front desk as soon as possible.

Bench Requests

Many owners have inquired about having the old hallway benches. The AOA will refurbish a number of benches for 1350 functions. Unsafe benches will be discarded. The remaining benches will be given one at a time to owners requesting them, on a first-come, first served basis and are strictly as-is. If there are enough, those who request two may have them, as long as they last. To be fair and meet demand, any owner who would like to have a bench or two may sign up at the front desk.

Hallway Project:

Cliff Poteet, the onsite manager of the project, suffered an accident at his home preventing timely notices from being issued to residents of the 29th floor. At the weekly meeting held with the contractor, the design consultant, and the Decorating Committee, a better method of keeping residents aware of scheduled work was developed. Besides notices near the elevators and on the door handles of the floors, they are now putting them on the trash doors. We hope this will make life easier for all involved.

As expected, while the first few floors are being redone, it takes a little longer than the schedule showed. As the kinks are worked out, we all expect that work should speed up and the schedule will be more accurate. Notices are sent to each floor ahead of work commencing on that floor, and updated overall schedules will be issued by Valuzzi Poteet.

Submitted by:
Susan Rainville, President
1350 Ala Moana AOA