



## THE BOARD'S BULLETIN BOARD

*September, 2012*

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

### BOARD MEETINGS

- Our emergency generator replacement continues and will be upgraded to meet requirements by the Honolulu Fire Department. Therefore it will now include a remote diesel fuel system.
- The Honolulu Fire Dept. also recently completed a fire safety inspection and our staff are acting on their recommendations to meet the most up to date code. Owners are also cleaning up storage units that did not meet code.
- Goodfellow Bros are continuing their night work on Ala Moana Blvd. At the request of our management, they cleaned up their concrete splatter on our building. Additional shrubbery will be planted by our staff along our Ala Moana sidewalk.
- Our trash chutes have been re-furbished and cleaned.
- Our gas lines for our two BBQ grills have been upgraded and brought up to code.
- Our pool was recently cleaned. Please be aware that our pool is a multi-use facility and is not considered therapeutic. The American Red Cross recommends temperatures to be set somewhere between 75-85 degrees for swimming, and the United States Fitness Association states that a temperature of 84-86 is about average, which is where we keep our setting. Our neighbors that have heated pools keep theirs within these same ranges. Please remember that temperatures will vary depending on the season, the outside temperature and wind conditions.
- The Finance Committee reported that the YTD operating expenses are 4% below budget. Touchstone continues to work on our financial statements to improve tracking and to reclassify account items that needed correction from Hawaiiiana.
- Ratna Nuti, our CPA conducted an unannounced examination of the association's cash balances at the end of August as part of her annual auditing services. The balance was \$1,601,741.68.
- SageWater and Haas are continuing work on the Plumbing Project. Progress continues on the 02 stack and work has begun on the 01 stack. Unit walkthroughs have begun on the 03 stack. Please remember that while work is going on in your unit, it is better to keep your windows and doors closed to minimize dust blowing. Please remember too that the entire association benefits by keeping the project on schedule. Modifications in renovated units may not fall into the scope of work in our contract and may not be included.
- Please note that because of the re-piping in the 01 stack above it, the gym will have to be closed temporarily. Estimated close dates are from October 19<sup>th</sup> to November 2<sup>nd</sup>.
- There have been a number of leaks recently, the majority of which have been because of owner deficiencies, including old grout, toilet seals, and washing machine hoses. Please check to make sure yours are up to date. There have also been a few leaks that have to do with our plumbing project and our contractors are taking full responsibility for those that they cause. Our staff continues to hurry to assist as soon as they are made aware of leaks. All of this work is stressful for all of us and we are all in this together. Please remember to be respectful and professional when addressing the staff or contractors of the building. Rude behavior will not be tolerated.

- The Lanai Project is proceeding on time with the waterproofing portion completed. Window and door installation will commence soon.
- Extra cleaning services for post Plumbing Project cleaning is available from the following companies: Bright Cleaning Services, Tel # 375-2409, The Maids, Tel # 942 8080; The Maid Brigade, Tel # 848 0077; Home Cleaning Specialists, Tel # 375 8781. To our knowledge no one has used outside providers. Please let us know if you use one and you either recommend it or do not.
- While your washer and dryer are not usable during work in your unit, or doing work in your stack during the week, we have had a recommendation for a laundry service. Sheridan Laundry Center at 1334 Young St. in the Young St Center, Tel # 597 8055. Same day to one-day service at \$1.50 a pound usually runs about \$4-5 for a load including folding and packaging. Open from 7 a.m. – 8 p.m. weekdays, 6 p.m. weekends. Please note that Sears also has a laundry service across the street and within walking distance.
- Deliveries and move in and move outs continue to be on Saturdays only and all residents are advised to inform the Front Desk of scheduled delivery times or moves to ensure proper allocation of driveway and elevator resources. The elevator usage and the parking area in front of the building are both still busy during the week.
- The smoking ban amendment stands at 47.64% for and 11.34% against. Please vote on this issue. Remember your vote counts!

## **OWNER'S FORUM**

Question: Will there be a payment plan for those owners who require one for the upcoming plumbing project charge backs and will the letter be mailed soon?

Answer: Yes to both.

## **CALENDAR**

- The next general Owners' Forum will be held on Thursday, October 25, at 5:30 p.m. on the 3<sup>rd</sup> floor lanai.
- The next meeting of the Board of Directors is scheduled on Thursday, October 25, at 6 p.m. in the 3<sup>rd</sup> floor party room.
- The next stack meeting for the Plumbing Project will be for the 05-07 stacks. It is scheduled on Wednesday, October 24 at 6 p.m. on the 3<sup>rd</sup> floor lanai.

*Submitted by the Community Relations Committee*