



THE BOARD'S BULLETIN BOARD

January, 2013

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

BOARD MEETINGS

- Our staff has refurbished the Graham conference Room. The quarterly heat pump maintenance is complete. The annual pool and spa maintenance will be done by our staff and Kahala Pools. It is scheduled for the first quarter. Pool will be closed for 3-4 days. Dates will be posted in the elevator. The quarterly trash chute cleaning will also be done soon.
- The Holiday party was a smashing success with the Waikiki Sunset Jammahs playing and Julia Schutt gracing us with her hula. Award winning Kumu Hula Kunewa Mook also treated us to the delight of his gifts, and our general manager's friend, Roland Cazimero, came by for a surprise guest performance!
- Thank you for your donations to the Holiday Fund. Our staff is most appreciative!
- The early December Rummage Sale organized by Jerry Yacino was a success! Thank you! Let's make this an annual pre- Xmas event!
- Board Member Diana Fujimori's resignation due to a move was accepted at the January BOD meeting. We will miss her valuable contribution and we are sorry to see her go. Jim Curtin was appointed to fill her term till the March annual meeting. A big thank you to both of them!
- Dick Brawley resigned his position as Vice President due to schedule constraints and Greg Northrop was appointed to fill that position until the March annual meeting. Thank you Dick and Greg.
- The Finance Committee reported that the 2012 operating expenses finished at \$10,740 below budget.
- The BOD approved a loan modification reducing the interest rate for the \$12 million line from 4.55% to 3.65% with no increase in fees and effective backdated to December 1, 2012. This will save the Association approximately \$100,000 per year in interest in the early years.
- A payment plan for owners who need one for the individual plumbing chargeback has been developed. A \$25 administrative fee and an interest rate charge of 3.65% for a six month payment plan was approved. All requests must be received by February 11 as indicated in the letter of January 11, 2013.
- The smoking ban amendment stands at 48.13% for and 11.62% against. Please vote! Your voice matters. It will take 67% to pass. The voting period expires in May 2013.
- The new, larger trash compactor approved at \$32,984.28 from GOC Technologies is to be installed as soon as it arrives from the mainland. Then we will review and solicit more bids for our trash pick up service with the goal of reducing the number of pick up days and our costs. The cost of the new compactor was covered in our reserves.
- A new repeater from Starcom Wireless that allows the two way radios to operate was installed at a cost of \$2,868.53.
- An amount not to exceed \$3,500 was approved to do a pilot repair on the lower garage floor cracks to mitigate ground water seepage.
- The elevators refurbishment in the budget for 2013 and reserved for at a cost not to exceed \$26,000 was approved for design update and bidding. We plan to begin this as soon as the Plumbing and Lanai projects are completed.
- The PPC has begun investigating implementation and seeking bids for budgeted and reserved for items in the 2013 annual budget.
- The Lanai Project is proceeding with privacy walls and tiling being finished. Touch ups and caulking is underway. Chargebacks to the Lanai

owners for their portions will be mailed out after final invoicing from Color Dynamics.

- The PH floor window replacements are nearly complete. Code enforced and required window design issues regarding child safety are being worked on to improve air flow.
- The Plumbing Project is proceeding according to plan with the 09 and 11 stacks, the last ones, already started. It should be complete around the beginning of April! The plumbing itself should be done mid-March, then hallway touch ups and storage unit break down and return to parking stalls should take a few more weeks. The snaking of the drain lines in affected stacks will continue until the end of the plumbing. The PPC has stressed that we expect the code deficiencies letters to individual owners to be mailed out asap! Good news is that at this point only about half of owners have deficiencies, and the majority are under \$1,000. We will reduce staff by one, as planned, at the end of the project. Please note that an inspector from the Department of Planning and Permitting is here and has been here almost every day.
- As the Plumbing Project nears its end, we all need to be reminded to maintain and update our individual plumbing fixtures as their failures cause leaks in our and our neighbors' units. Such leaks are owners' responsibility and have nothing to do with the Plumbing Project.
- Please note that our property manager and attorney have been directed to address and remedy the reported bank misunderstanding of 1350's credit report regarding legal issues that have already been cleared up.
- 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.
- While your washer and dryer are not usable during work in your unit, or doing work in your stack during the week, there are a couple of laundry services in our neighborhood, Sheridan Laundry Center on Young Street and Sears at Ala Moana Mall.
- Deliveries and move in and move outs continue to be on Saturdays only. The elevator usage and the parking area in front of the building are both still busy during the week.

- Thanks to the many who abide by the association rules and who behave in a neighborly manner. A reminder to the few who do not remember that individual's contractors may not work on weekends, and, very importantly, abusive treatment of staff and residents cannot be tolerated. Let's all try to live with the spirit of aloha in our hearts.

OWNER'S FORUM

- We continue to have problems with people throwing lit cigarettes over their balconies and having them land inside units below. These are fire hazards! Please be careful! Drapes are flammable.
- Please contact Sagewater's on-site manager, Brendan Trail at 291-7809 for questions regarding your list of punch list items.
- Please contact Richard Furst at 1350repipe@gmail.com for assistance with resolving any other further problems with Sagewater.
- Please go to our website to view the power point presentation of the Owners' Forum held on Thursday, February 17. Many answers to questions are there for those who missed the forum or would like to be reminded of the material covered that night.
- New renovation packages and new guidelines for some renovation issues, such as firestopping specifications, are being developed.
- Please remember to not wash your lanais with water that splashes over the side as it falls to the next floor down and blows into open sliding doors into neighboring units.
- Unfortunately the chargeback amount cannot be paid by credit card.
- The chargeback payment will cover and reduce some of the amount of the loan drawdowns.

CALENDAR

- The next general Owners' Forum will be held on Thursday, February 28, at 5:30 p.m. on the 3rd floor lanai.
- The next meeting of the Board of Directors is scheduled on Thursday, February 28, at 6 p.m. in the 3rd floor party room.
- The next annual meeting is scheduled for Monday, March 4, at 5 p.m. on the 3rd floor lanai.

Submitted by the Community Relations Committee