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THE BOARD'S BULLETIN BOARD

January 31, 2011

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

HALLWAY PROJECT

We have received many compliments on the work that has been done, and the manner in which it is being taken care of. The workers have been grateful for the aloha spirit shown to them as they perform their duties.

The project is continuing, and is on schedule. Phase 3 is ready for its punch list next week. The project is now working on floors 21 through 18, and by the end of February, will be working on floors 17 through 14.

We will have passed our halfway mark!

Thank you to the residents who have provided suggestions. There are forms at the front desk for submission of punch list items on your floor.

Our OAs are also still patrolling all floors.

CHRISTMAS PARTY

The *Waikiki Sunset Jammahs* returned to enliven our party. By the end of the evening their music had enticed our resident--whose halau was the overall winner at the 2008 Merrie Monarch--onto the floor for a memorable, beautiful performance. Thank you, Kumu Hula Kunewa Mook.

Everyone enjoyed punch and munchies, including many of our newest residents, the darling keiki of 1350.

We thank our staff for their ever gracious contributions to our celebration.

PIGEONS

Another pilot project is beginning. New deterrent devices will be tested, starting on penthouses on the Ewa side, the side where the pigeons are most often found.

PLUMBING

Two owners' forum meetings were held in December and one in January, to bring owners up to date on our plumbing needs. Based on the advice of our attorney and

our insurance agent, we must begin a plumbing project this year to obey Hawaii law and retain our insurance at

our reasonable deductible level. After the December 22 owners meeting, the board discussed it further with our attorney and voted for it to begin as recommended.

We know this will be a major endeavor that will cause disruption in all of our lives. Nonetheless it **must** be done. We live in an aging building, which **must** be maintained. Please see the letter from an owner and plumbing specialist on the reverse. Owners who are considering kitchen remodels may want to wait until we have more concrete knowledge about how the project will proceed.

A pilot project which will be paid for out of current reserves, involving some units on the 4th and 5th floors, will begin after the Physical Plant Committee has interviewed and hired the necessary consultants and contractors. This pilot will reveal how much work actually has to be done.

Owners, please look for a packet with important information about this necessary project. Please take the time to read it carefully, for a response is needed.

Questions and answers from the meeting will be in the bin under the suggestion box.

MEMBRANE PROJECT

There have been many leaks affecting the Lanai and 31st floor units. We have consulted with Architects Diagnostics, and have learned that the waterproof membrane on the Lanai floor, while not leaking yet, is at the end of its useful life. A project involving those two floors was approved at the December board meeting, and is anticipated to begin this year.

The Physical Plant Committee will continue to diligently work on these issues, and Owners' Forum meetings will be held often, to keep owners apprised. Keep an eye open for notices of these meetings.



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1/25/11

1350 Ala Moana Homeowners Association

Regarding: Water and Waste Piping Replacement

Board of Directors:

I was so glad to be able to address the informational meeting on January 24th. As a licensed plumbing contractor in the state of Illinois, and a part time homeowner in the building, this pending project is very important to me.

As a contractor I do pipe replacement on a regular basis for condominiums in the Chicagoland . Like our bodies as they get older our veins and arteries get clogged and break due to age. With pipes as old as ours, replacement is necessary. It's always hard to explain to homeowners the need to spend money on a project that does not add beauty or aesthetics to the property. Pipes in good working order gives the association peace of mind from the worry of pipe breaks and backups. Fewer pipe emergencies translate into lower operational costs thus savings to the community.

My Father, BJ Murphy served on the board for many years during the '80s and '90s. He too a plumbing contractor always stressed the importance of the need for eventual pipe replacement in this building. As a homeowner now, I understand the importance to maintain the value of this investment. With property values under constant assault, every problem is magnified thus keeping values below market value. When our neighbors are having their systems changed, our building loses the competitive edge. In other words, I can get more value in another building in the same neighborhood.

This is a great building with a great location and wonderful people. Please let us continue to maintain these qualities and move forward in a positive direction.

Sincerely,

Patrick B. Murphy