



WELCOME

The Board of Directors at Hokulani in Kailua welcomes all new owners and residents. The Board continues to work hard to ensure that the property is well maintained and house rules are enforced. Please enjoy reading about updates and improvements in this newsletter edition.

Aloha,
The Board of Directors
Hokulani in Kailua AOAO

VEHICLE PARKING

Please inform the Hokulani resident manager if you are using a space which is not legally designated for your residence, and/or if you are allowing someone else to use your space. It is important to notify the manager at this time of any arrangements you've made, even if you had done so in the past. Although this practice is not a violation of rule, management needs to know what arrangements have been made so it can accurately address real parking issues and violators.

Parking is not permitted in another unit's space, even if that space is not being used. In addition, residents may not park in "visitor" spaces at any time. Although it is currently postponed, Hokulani's Overnight Guest Parking Pass Program will be reinstated. The pass requirement will be reinstated as soon as the carport painting and asphalt sealing projects have been completed.

FAUCETS, DRAINS and SHOWERS



This information cannot be overstated nor ignored. In any condominium complex **WATER DAMAGE** is commonly the **BIGGEST RISK** and **EXPENSE**. It is also one of the most ignored issues until after it is too late. Fortunately, regular inspection and prevention can save owners and the association many thousands of dollars for repair and restoration work.

Check every source of water leakage on a weekly or monthly basis. Start by looking at these areas:

Bathtubs, Showers, Faucets, Drains, and Toilets

Note that there is **NO DIRECT CONNECTION** between the toilet and the drain. There is only a ring of pliable wax filling the gap between the toilet and the drain, so any movement or looseness in the toilet itself will erode the wax and allow water to leak onto the floor and *under* the floor. This can be a huge problem for anyone living on the second story. The sewage leaks into the walls and ceiling of the unit below.

Have a professional replace the wax ring and re-set any toilet not tightly secured to the floor. And thoroughly investigate the cause of any water found around the base of the toilet, even if it is only a small amount.



HOME IMPROVEMENT PROJECTS

Attention all "Do It Yourselfers", Remember to check with management before you begin any home improvement beyond indoor painting to determine if approval is needed from the association. Refer to the Design Review Manual for more information.

KGCA

The Kailua Gardens Community Association (KGCA) is comprised of the seven condominium properties on Aoloa Street and Aoloa Place. These are private streets. The roadway is not intended as a thoroughfare for vehicular traffic. The proposed development at the Kailua Road end of Aoloa Street will not be a part of the KGCA.

There are 1006 total units in the seven properties that comprise the KGCA. Each month \$5.00 of maintenance fees from each unit goes toward the KGCA.

Each individual property is responsible for keeping their sidewalks, curbs and gutters maintained. KGCA maintains the Manila Palms, lighting, pavement and signage. Parking restrictions and no use of skateboards, bicycles and roller blades/ skates are clearly noted.

The planter boxes at the walled entrances are maintained by Windward Passage at the Kailua Road end and by Hokulani in Kailua at the Hamakua Road end of Aoloa Street.

HOME OWNER'S INSURANCE



The policies purchased by the condominium association are sometimes referred to as a master policy. The master policy does not cover all situations and property.

The Board is requiring that each owner purchase their own HO-6 Homeowner's Insurance Policies to be covered for situations non-related to common element coverage.

From RESIDENT MANAGER, Jim Pryor

Thank you to everyone who has provided my wife, MaryAnn, and I a warm welcome to Hokulani. As I write this I have been your manager little more than seven weeks. Because MaryAnn and I have both been very busy it seems like a much longer period.

We are settling in nicely to the resident manager's unit, gathering furniture and necessities and doing some home decorating as we go. As some folks know, we moved from Kailua-Kona so this has been a significant household transition. Fortunately, we have found a little fun and adventure and friendly people along the way.

The problems and community issues in Hokulani don't slow down much when there is a changing of the guard. So, with a lot of patience from everyone, I am quickly processing information, finding organization, and gaining an upper hand on most management issues. As each week passes more things become routine and I can focus on goals and larger issues.

The greatest thing I can ask of owners, residents, and property managers at this time is to be sure my files have current and accurate contact information for everyone involved, plus emergency contact information and up-to-date vehicle and parking information. Registration forms are available at the resident manager's front door, unit G-106, or you may call to request one. Also, I request of everyone to re-read the Hokulani House Rules. It's easier to comply and live in neighborly harmony than you may think. Please call if you have questions, 808-262-3719.

Thank you. JIM PRYOR





HOKULANI BUSINESS

Business Hours

Monday-Tuesday & Thursday-Friday
7:30AM to 4:00PM

- **Wednesday & Saturday**
7:30AM to 11:30AM

Business Contact

Jim Pryor, Resident Manager
808-262-3719
808-262-6214 fax
hokulani.kailua@yahoo.com

Note that the manager may be on the property or temporarily off-site during business hours, so be prepared to leave a message when you call.

TRASH



ONLY HOUSEHOLD TRASH IN DUMPSTERS Hokulani residents are increasingly dumping furniture, equipment, and large objects in and around the dumpsters. This is causing extra expense and a burden upon staff. Remember that the local dump is very close. Please take everything that is not typical household trash to the dump!

Kapaa Transfer Station
100 Kapaa Quarry Road, Kailua, HI 96734
(808) 262-4248
10:00AM to 6:00PM Monday through Friday
7:00AM to 6:00PM Saturday and Sunday

CARPORT COVER PAINTING

Hokulani's long-range budget, called a Replacement Reserve, includes carport repair and repainting every eleven years. This year ends another eleven-year cycle, so Hokulani has hired Kawika's Painting to repaint all of its carport covers. Repair work to the very worst rusted areas will be performed.

On May 23 painting begins next to the N and P buildings, then progressing west through each of our parking areas. Notices and a schedule have been posted on Hokulani's bulletin boards and at each unit.



The painting process includes cleaning, scraping, grinding rust, and then applying primer and paint. Because the debris and paint can easily damage property, all vehicles must be removed from the parking area while work is in progress, including any parking areas down-wind.

The owner of any vehicle left in the parking area during this project is at risk of damage to their vehicle. Be sure your residents' vehicles are parked off-site between the hours of 7:45 AM through 5:00 PM during the days noted on the project schedule.

Note that not all damaged carport metal supports are being repaired.

BIKE RACKS

The bicycle racks were installed in the trellised barbecue area. See Resident Manager Jim Pryor to register for use. Each registered bicycle gets an assigned space.

RECYCLING



A trial program for bottle and can recycling is underway. In order to sustain this program and possibly expand to include paper recycling, more resources are needed.

Surprisingly, it is not easy to locate a group or company who will come on site to remove the material collected. If anyone has a contact or resource in this area please provide our resident manager with that information.

RE-SEALING ASPHALT PARKING AREAS

Not only are the carport covers receiving work this year, but this summer all asphalt parking areas are also being re-sealed and the parking stalls will be re-stripped.

The purpose of asphalt sealing is to seal-in as much of the original asphalt oils as possible and minimize its exposure to water and protect the asphaltic concrete pavement. The sealer and new stripes also give the parking lot a fresh, new look! Sealing occurs on a regular cycle of three to five years, and a new layer of asphalt is laid down approximately every twenty-five years.

The sealing project will require all vehicles to be removed for a period of four consecutive days. Fortunately, Hokuani's lots will not all be sealed at the same time. Notices and a schedule will be posted prior to the sealing project.

HOKULANI IN KAILUA AOA

c/o Touchstone Properties, Ltd.
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