

Honolulu Park Place Newsletter

FALL 2014

PRESIDENT'S MESSAGE

As Honolulu Park Place ages, the challenges to repair and maintain the various parts of the building become much greater. We successfully completed the painting of the building a few months ago at less than half the projected cost. We were able to achieve a similar result with the construction of the fence in front of the building. Now, we must deal with more complex matters such as replacing at least one of our chillers that provide air conditioning to the building and the individual air conditioning units in each condominium. These are expensive, but necessary replacements because these are nearing or past their replacement schedule.

The electricity used to generate air conditioning is a large expense to the condominium association. We spend approximately \$1 million annually on electricity to power the building. By installing a more efficient chiller, we will reduce the consumption of electricity by a significant amount. In addition, we are making progress in identifying and correcting problems associated with air conditioning sub metering. The HPP Board of Directors recently hired an experienced electrical engineer to analyze and make specific recommendations to solve this long standing problem. We are confident that with his expertise we will correct problems some residents have experienced with irregular air conditioning charges. Air conditioning charges are a separate amount found on your maintenance fee bill. It is not part of your HECO bill.

The Board of Directors is also studying how we can reduce water usage in the building. Sewer and water fees are scheduled to rise sharply over the next several years. Currently, we pay about \$400,000 a year on water/sewer fees.

By encouraging the use of flow restrictors in sinks and showers and converting the older toilets in the building that use 3 gallons per flush to new ones that only use 1.6 or 1.3 gallons per flush, we can more effectively manage these costs.

UNIT MODIFICATIONS, ALTERATIONS AND ADDITIONS

Are you thinking of renovating your condo or installing hard surface flooring? If the answer is yes, please stop by the administrative office to pick up a "unit modification, alterations and additions" form.

This form and supporting documents must be submitted to the General Manager for review and approval *prior* to the start of any work.

All new flooring installation must be approved as well as complying with the soundproofing requirements. Additionally, a certificate of insurance as well as the contractor's license must be provided to the office.

HONOLULU PARK PLACE
1712 Kuahine Place in Honolulu, Hawaii 96813
Telephone: (808) 441-1212
Fax: (808) 441-2947

UNIT MODIFICATION, ALTERATION, AND ADDITION FORM

PLEASE NOTE: This form is the property of the General (or Resident) Manager and will act as a record between the Board of Directors and the Homeowner.

Please type in print clearly. Signature information is required.

OWNER NAME _____ APT NO. _____

NOTE: All contractors must submit a "Certificate of Insurance" naming Honolulu Park Place as Addressee. Issued by the Commercial General Liability Insurance Policy. This document must be presented to the Honolulu Park Place before any demolition or remodeling can begin and/or will be required.

GENERAL CONTRACTOR _____ PH: _____ Cell: _____
CONTRACTOR (ID-325 for exam / Supervision) _____ PH: _____ Cell: _____
LICENSE NO. _____ Expiration Date: _____

ELECTRICAL CONTRACTOR _____ PH: _____ Cell: _____
LICENSE NO. _____ Expiration Date: _____

PLUMBING CONTRACTOR _____ PH: _____ Cell: _____
LICENSE NO. _____ Expiration Date: _____

TILE / MARBLE CONTRACTOR _____ PH: _____ Cell: _____
LICENSE NO. _____ Expiration Date: _____

PAINTING CONTRACTOR _____ PH: _____ Cell: _____
LICENSE NO. _____ Expiration Date: _____

ESTIMATED START AND FINISH DATE: _____ Start Date _____ Finish Date _____

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HOUSE RULES UPDATE

The Honolulu Park Place Board of Directors, in its September meeting has updated the house rules. The first update is to provide an additional layer of security by limiting access from the Lower Level Garage Parking Access to only those residents that have Basement Level Parking. The second update pertains to service animals and is listed in the column below.

For those residents who would like a copy of the revised house rules, please stop by the office to pick up a copy or we can email a copy to you.....just provide your email information to the office.

CLUB ENTRY MADE SIMPLE

Honolulu Park Place will soon be installing a biometric system for Club entry. The new biometric system will allow residents to enter the Club without having to sign in or be "buzzed" in by security.

The resident must pre-register their thumb print with the administrative office. Once registration is completed, the resident would simply place their right thumb on the biometric reader at the security desk, the system will then verify the thumb print and unlock the club door, thus eliminating the resident to sign in. Guests will still be required to sign in.

ASSISTANCE ANIMALS UPDATE

Our house rules were recently updated to include the following statement regarding assistance animals:

Tenants, guests and/or apartment owners who are disabled or handicapped as defined by applicable Federal and/or State law, shall be permitted to keep an assistance animal (as also referred to elsewhere in these Rules as, "service animal") in their apartment and be accompanied by the assistance animal while on the common elements of the Project. As permitted under Federal and/or State law, in the event a handicap or disability is not obvious or readily apparent, the Board may require written certification of a disability and/or handicap by a healthcare provider as a condition of granting a reasonable accommodation for use of an assistance animal at the Project. If any assistance animal causes a nuisance or unreasonable disturbance, the owner thereof will be given reasonable opportunity to rectify the problem by measures which fall short of the ejection of the animal from the project. Ejection of such animal will be required only if the Board reasonably determines that less drastic alternatives have been unsuccessful. If such animal is ejected, it will nonetheless be allowed to remain at the project for a reasonable time while the owner thereof attempts to find a suitable replacement animal, provided that the problem is controlled to a sufficient degree that the continued presence of the animal during that time does not interfere with other residents' right to quiet enjoyment of their apartment and common elements and/or is a threat to the safety of other residents.

In its September meeting, the Board of Directors directed this office to obtain written certification of a disability and/or handicap from any resident that requires an assistance animal; written certification must be submitted to this office within thirty (30) days of registration. This directive will take effect on November 1, 2014.



GOT HO6?

In accordance with Hawaii Revised Statutes 514B, the Board of Directors were authorized to require owners to obtain insurance coverage for their respective units, per the authority granted to the Board by a vote of the majority of owners. All owners are required to obtain insurance providing the minimum coverage limits for improvements and betterments, i.e., alterations, appliances, fixtures, and improvements (any upgrade that is permanently part of unit including flooring, carpet, wall covering, custom cabinetry, and countertops).

Owners might want to consider increasing their coverage, especially if their unit has been upgraded or recently renovated with the installation of hardwood flooring.

WINDOW TINTING

HPP management was able to secure a 20% discount to owners interested in having their windows tinted; however, the offer expired on September 30.

Good job to those that took advantage of the discount. The next step in the window tinting project is to send out "friendly reminders" to the residents whose windows still require re-tinting.

Please stop by the office to pick up a sample of the proper window tint.



REMINDER...

We ask that you please **DO NOT** dispose of items such as feminine hygiene products or flushable wipes down the toilet or down the drain. These items will clog the pipes.

Thank you!



FOR SAFETY AND SECURITY...

Please do not place or maintain in or upon the common area of the Project any furniture, children's vehicles or objects of any kind. No objects are allowed to be thrown from lanais. Shaking dust cloths, rugs, or other articles out of windows or lanais is also prohibited.

PERSONNEL UPDATE

You may have noticed some new faces working within the property. These are our newest staff members who have joined the maintenance department:



Eddie Olap
Maintenance Technician



Steven Kugfas
Maintenance Technician



Thang Quoc Long
Custodian

MISCELLANEOUS

Real Food Café: Heidi Anderson has taken over the space previously occupied by Kan Zaman. Heidi provides fabulous, fresh food for lunch from 11:00 a.m. to 2:00 p.m., or dinner from 5:00 p.m. to 9:00 p.m., Tuesday through Saturday. The café is closed on Sunday and Monday. Guests can order take out or eat in, in the café seating area. Catering is available or you can join the Healthy Eating Program. Call Heidi at 271-7052 for more information.

Fobs: The Fob assigned to each unit shall *not* be used by anyone other than the unit's owner and/or tenant. A fee as established by the Board of Directors shall be assessed for new and/or replacement Fobs.

Smoking: Owners and tenants who smoke are requested to please follow the Honolulu Park Place guidelines on smoking. Please refrain from smoking in the common areas and dispose of cigarettes in the proper receptacle.

Employee Christmas Fund: The holiday season is arriving, and once again, we will be accepting monetary gifts voluntarily offered by owners and residents of Honolulu Park Place as an expression of their "THANKS FOR A JOB WELL DONE" by our employees during the past year. From now until December 19, 2014, anyone wishing to make a cash donation can do so by placing it into a sealed envelope addressed to our General Manager, Garry Belen. We have 30 employees on our staff, who are currently working under the direction of General Manager, Garry Belen. All cash donations will be equitably distributed among our entire staff of employees. *Thank you for your participation!*

BOARD OF DIRECTORS

PRESIDENT Kevin Mulligan	VICE PRESIDENT Jesse Souki
TREASURER Michael Aranoff	SECRETARY Randal Hashimoto

DIRECTORS

Rick Baldwin	Serena Tzeng
Paul Daugherty	Eric Wong
Trappeur Rahn	Craig Williams

HONOLULU PARK PLACE STAFF

GENERAL MANAGER
Garry Belen

OPERATIONS MANAGER
Walters Miranda

SECURITY SUPERVISOR
Ashley Takemoto

ADMINISTRATIVE OFFICE
Sandy Pope
Brandi Nagamine-Rodillas

OFFICE	FAX	SECURITY
546-1212	545-2547	546-1213