

# NEWSLETTER

## CURRENT HPP PROJECTS

### FRONT ENTRANCE

The front entrance (near the waterfall), has a new non-skid surface which provides better traction during heavy downpours. In addition, new plants have been added to the area.

### POOL & JACUZZI AREA

Mike, our in-house painter, has done a fantastic job repainting the pool & jacuzzi area. It helps to set off all the "new" pool furniture.

### BOOSTER PUMPS

The new booster pumps (water delivery system) have arrived and are scheduled for a tentative installation date in early March. Notices will be posted once a date is finalized as there will be some down-time of our water system (12 hours) while installation is taking place.

### BUILDING PAINTING

The rain has caused delays, but other than that the project is going smoothly. So far, not too much spalling (chipping) has been reported. The painters are currently on the mountain side of the building. When the building was painted twelve years ago we spent \$850,000. We had estimated the same project would cost us one million dollars in 2013. Due to creative thinking on the part of our management, we were able to accomplish this project at an approximate cost of \$383,000, which is an over \$600,000 savings.

### WOMEN'S LOCKER ROOM

The committee for the women's locker room has completed the layout and product selection for the renovation. Our architect, Michelle D'amico, has started the bid process and final drafts. The board will analyze all the information and decide how to proceed.

### BERETANIA STREET FENCE

The Beretania Street fence project, which was delayed in December to make sure all parties involved were on the same page, is almost complete. This project has been in the planning stages for many years and we are excited with the new look and additional security it provides. Landscaping fronting the new fence will follow soon. Just as a reminder we originally budgeted the project at \$105,000 but the actual price came in at \$55,000 (savings of \$50,000) In-house painting saved us an additional \$10,000.

SAVE THE  
DATE!

**MARCH 19, 2014**

**WEDNESDAY**

**ANNUAL OWNERS MEETING**

**HARRIS UNITED CHURCH**

**20 S. VINEYARD AVE**

**(CORNER OF NUUANU AVE)**

**6:30 PM**

**PLEASE MAKE SURE TO SEND IN YOUR PROXY WHETHER YOU PLAN TO ATTEND OR NOT. ANNUAL PACKETS WILL BE SENT IN THE MAIL.**

**THIS YEAR WE HAVE SIX DIRECTORSHIPS TO FILL. THREE OF OUR ONE-YEAR DIRECTORS WOULD LIKE TO SERVE AGAIN: RICHARD "TRAPPEUR" RAHN, ERIC WONG, & CRAIG WILLIAMS. THREE CURRENT DIRECTORS WILL NOT SEEK RE-ELECTION: LOUANNE COSSA, JANICE CHURMA AND RICK BALDWIN.**

**PLEASE HELP OUR ASSOCIATION CONTINUE WITH A STRONG, BALANCED BOARD. SERVING ON OUR BOARD IS A GREAT WAY TO INSURE THE HEALTH OF YOUR INVESTMENT. IF INTERESTED, PLEASE DROP OFF YOUR RESUME TO THE ADMINISTRATION OFFICE. YOU MAY ALSO COME TO OUR FEBRUARY 26, 2014 BOARD MEETING @ 6:30 PM IN THE LONGHOUSE (8TH FLOOR) TO INTRODUCE YOURSELF.**





**Kerry & Janice**

Our mailman, Kerry retired on January 11th. He was the HPP mail carrier since the construction phase of the building. A surprise farewell planned and organized by Janice Churma (a current member of our board) was held in our cafe on January 10th. At the farewell, he recounted how initially he delivered mail to the builders and finally to 437 condos. What was most impressive about Kerry is he knew every resident by name! His shoes will be hard to fill.



**Ruby Painter sneaking a kiss**

**HPP HOLIDAY GATHERING**

Thank you to all who volunteered this year to help with our fabulous Holiday Party held on 12/11/2013. Special thanks to Mike Fua, our security guard, who wore a very hot Santa outfit to spread joy to the children and as you can see, the adults as well. Mahalo to Laraine Yoshioka who donated all the gifts for the children.

**SECURITY STAFF TRAINING**

All security staff have received a refresher training course on the fire alarm panel. This was in large part due to the late night fire alarm in mid-January which caused some confusion. Since the system is not used often (thankfully), it has been decided that the training will be conducted on a semi-annual basis. In

addition, all security officers received CPR and first aid certification on January 23rd.

**ADMINISTRATION OFFICE**

To provide more convenient accessibility, our administration office hours will be **extended to 7:30am-5:30pm** (continuously during lunch) Monday thru Friday.

**UPGRADING OUR CHILLERS**

It's easy to forget our building is now 25 years old as our property looks so fresh. Our board and management want to keep it that way by carefully planning out projects that will restore and/or replace aging equipment and infrastructure. Currently a study is being conducted to increase our energy saving methods. According to the Chiller replacement study, HPP can save approximately \$75,000 annually on electricity. The current chiller along with the related pumps, were not energy efficient when they were installed, as energy efficiency was not the trend 25 years ago. The new building cooling system will incorporate VFD's that will speed up and slow down the new chiller, cooling towers, and pump motors depending on the buildings demands at any particular time. For example at night when the temperature drops, the chiller, cooling tower, and pumps will slow down, using only the electricity required to maintain the temperature in a cooled off building. The old pumps run full speed 24 hours a day 7 days a week, 365 days a year. The Variable Frequency Drives are the devices that will perform this task. The VFD's will be installed on all 7 motors that operate the buildings A/C system. The water booster pumps will also use these new VFD's.

**HPP NEW MAIL CARRIERS**

Please help our new mail carriers by not disturbing them while they are delivering mail. The post office is right down the street if you need any assistance.

**BOARD OF DIRECTORS**

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Kevin Mulligan

**Vice President**

Paul Daugherty

**Treasurer**

Michael Aranoff

**Secretary**

Louanne Cossa

**DIRECTORS**

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Jesse Souki

Richard "Trappeur" Rahn

Janice Churma

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**THE CAFE @ HPP**

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