



honolulu park place

NEWSLETTER • APRIL 2022

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**NEWSLETTER/
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A recent photo of one of HPP's cracked drain pipes resulting in a water leak.

Our building is now over 30 years old and the original cast iron plumbing is showing evidence of drying out and cracking, resulting in water leaks to the floors below.

You are especially advised to **run the water in every sink and flush the toilet** at least once a month to keep our pipes in good, working order.

Otherwise, they'll dry out and crack!

I found this out the hard way when the building shut down the water in my guest bathroom because of a leak. "But I never use that bathroom!" That was precisely why the pipes dried out and cracked. Unfortunately this was not an isolated incident—other pipes in our building are experiencing leaks.

The building maintenance can check the condition of shut-off valves in your unit as part of their periodic inspections.

– Katherine Crosier

Condo Plumbing 101

"Buildings are a lot like people. As people age, they have greater needs and greater health care needs and need additional attention. Buildings are no different."

This quote from *Hawaii Business Magazine* from September 10, 2020 brought home a point presented by General Manager Walters Miranda at the latest Board of Directors meeting of Honolulu Park Place.

He showed a recent schedule showing numerous water shut-offs in our building. The reason for all the shut-offs? Homeowners are having to call plumbers to replace failing shut-off valves resulting in water leaks.

You probably know a little about plumbing—when you need to work on it, you turn off the water. However, it's not so easy when you live in a high-rise condo. There are shut-off valves within each apartment: under the kitchen sinks, the bathroom sinks, the toilets, showers, and washing machine. In addition, there are main shut-off valves in the hallways servicing individual floors and groups of floors.

RIP Chef Ken Weir



We are sad to announce that Chef Ken Weir passed away on April 6th. In the short time he was here, Ken impressed everyone with his aloha spirit, great cooking, and the fastidious care he invested in the Cafe and the food he prepared. Donations and condolences will be accepted in the HPP Office and will be shared with his widow, Noël Nahale.

Brent Rea, Operations Manager

Brent Rea began his career as a Cryptologic Technician in the Navy from 2009 till 2013. Prior to joining the management staff at Honolulu Park Place, he served as resident manager at Chinatown Gateway Plaza. He has a Bachelor's Degree in Business Administration and CMCA certification.



Born and raised in Virginia, Brent also has Asian ancestral roots. His mother and grandmother, who presently live in Honolulu, were born in Korea. Two of his siblings reside in Hawaii while the other three live on the Mainland.

While not at work, Brent enjoys hiking and spending time on the beach and in parks with his four and five year old daughters.

At Honolulu Park Place, he looks forward to assisting the General Manager in implementing operations in custodial service, maintenance, and security.

—Interview by Mimi Yoshikawa

Your vote is important!

By now, owners should have received a letter dated March 28, 2022 from **Craig Richter**, the managing agent for our building. Mr. Richter's letter concerns "Proposed Bylaws Amendment to Authorize Board of Directors to Purchase Unit for Resident Manager's Use Without the Consent of Apartment Owners." It contains several references to our Bylaws and to sections of the Hawaii Revised Statutes. However, it does not include a discussion about why your Board of Directors is asking for your "Yes" vote on this matter.

At present, our General Manager has a one-bedroom apartment provided by the Association. The Board of Directors believes that the General Manager should be offered a two-bedroom apartment. We believe that this is an important part of our ability to attract (and to retain) the best applicants for this critically important position.



As you may know, the number of high-end residential condominiums in Honolulu is constantly increasing. All of them are competing for top talent to manage their buildings on a day-to-day basis. While we can afford to compete in the area of salary and benefits, we are at a disadvantage when it comes to on-site living arrangements for the General Manager. A two-bedroom apartment along with a competitive pay and benefits package will enhance our ability to attract and keep the best qualified persons for this position, both now and in the future.

The board asks that owners keep in mind that the cost to the Association of approving this request is probably less than what you might think. Our cost will be the difference between the sale of a one-bedroom apartment and the purchase of a two-bedroom apartment.

For owners who might be concerned that this is an indication that General Manager **Walters Miranda** is leaving our employ, please understand that we have no information to suggest that is true. Walt has done and continues to do a fantastic job of managing our building and we are all grateful for his outstanding efforts. However, we know that at some point, we will have to find a replacement for Walt. When that day arrives, we hope to be able to attract the best of the best. This is why we seek your "Yes" vote on this issue. Thank you.



Masks are now optional

Meet Mark Russell

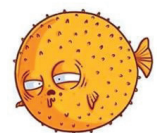
Mark Russell is the newest member of the Honolulu Park Place Board of Directors.

Mark and his husband Rudy are happy to be living at Honolulu Park Place again, after having rented at HPP over 12 years ago. Mark recently retired from teaching piano full time, and sold his piano studio. He loves having more time to practice piano and harpsichord, and occasionally gives recitals. Mark has graduate degrees in Piano Pedagogy and Asian Studies and has lived and taught piano in Taiwan and in Paris, France.

Mark feels that having been a small business owner, as well as going through the many problems of renovating their apartment here at HPP will serve as useful experience on the Board of Directors. He is looking forward to representing owners and working with the incredible staff!



BEFORE VISITING
GRANDMA



AFTER VISITING
GRANDMA