



honolulu park place

NEWSLETTER • JANUARY 2017

Keeping HPP in Top Shape Requires Financial Planning

by Christine Trecker, HPP Board Vice-President

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Honolulu Park Place is nearly 30 years old. It looks great for its age, but it has reached the point when major building equipment and systems start to fail and need to be replaced. For instance, not long ago all four of our aging elevators were replaced, and this Spring our primary chiller, the key component of HPP's air conditioning system, will be replaced with a new highly efficient, energy saving chiller. Let's hope our existing chiller can hold up till then!

In the next few years there will be other major, costly upgrades that must be made to keep HPP safe, well maintained and attractive. To best plan for and cover major short and long term expenses, HPP's Board of Directors hired Barrera & Co to do an in-depth Reserve Study of HPP.

The Reserve Study involved a thorough inspection of the common elements in the building and provided informed estimates of the cost and timing of major common area repairs and replacements anticipated over the next 20 years. Our Reserve Study is an excellent financial planning tool. It sheds light on how much money HPP needs to hold in its Reserve Fund to cover large future expenses, and it also guides the Board in determining when and how much owner association fees need to increase to cover these expenses.

While no owner likes association fee increases, all well-run buildings must have periodic, reasonable fee increases to maintain an adequate building Reserve Fund. Without an adequate Reserve Fund, owners are forced to shoulder major building expenses via dramatic fee hikes and/or large special assessments, a financial hardship for many and one we hope to avoid.



HPP RESERVES?



Big smiles from Co-Chairs, Kathy Crosier and Irene Page

Best HPP Christmas party ever?

Thanks to co-chairs **Kathy Crosier** and **Irene Page**, the largest HPP Christmas party in recent memory was held on 12/12 for the residents of 1212 Nuuanu.

Many thanks to the volunteers who helped to decorate and to serve, in addition to HPP staffers **Garry Belen** and **Walters Miranda** for making everything to go smoothly.

Real Food Cafe caterer, **Heidi Anderson**, furnished a festive meal of London broil with a red wine demi-glace, portobello mushroom for the vegetarians, baked potato, caesar salad, and French bread; apple, cherry and pumpkin pie and two sheet cakes were served for dessert. Heidi's biggest challenge was to cut apart 110 lbs of beef!

After asking nearly half a dozen folks who had played Santa in the past, it was **Jon Page**, Irene's husband, who stepped in at the last moment to save the day. As this year's Santa, he brought joy and excitement to the many children who attended.

Santa passed out gifts to the children, a raffle was held for massage and Real Food Cafe gift certificates, the musical entertainment was great, and everyone went home happy!

Check out the photo gallery on the HPP website: <http://hpponline.org/Gallery/39308~36593>



Meet Your Neighbor

Charles Arthur

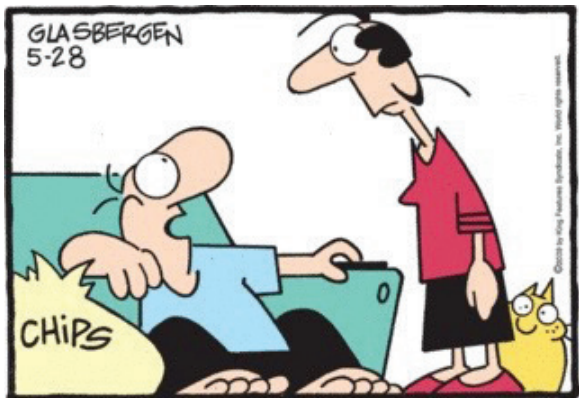
A transplant from North Carolina, **Charles Arthur** holds a degree in pre-med/biological sciences from North Carolina State University. He also graduated with a commission from ROTC as a regular officer. His service as a combat pilot in Vietnam earned him the Distinguished Flying Cross. After finishing his Air Force career, Charles worked in the airlines industry in different capacities—pilot, chief pilot, pilot manager, and pilot instructor. Having flown extensively in Asia, Australia, Europe, and South America, he retired from United Airlines as a 747 Captain.

Charles has two sons. The elder son is a partner in an international tax law firm in Manhattan. The second son is a partner in a personal injury law firm in Tampa, Florida.

His community service includes being a docent at the Waikiki Aquarium and at Foster Gardens. He loves to surf and swim in the ocean. Another source of joy in his life is his beloved dog, Bailey.

Charles appreciates the service-orientation of the staff at Honolulu Park Place. The gym, the swimming pool, and the location contribute to his active, healthy, and enjoyable lifestyle.

Interview by Mimi Yoshikawa



I may not be a perfect husband, but I'm an unpaid volunteer!

HPP Maintenance Staff

Michael Howard

Michael Howard has the longest term of service among maintenance staff, having worked at Honolulu Park Place since November 2010.

Michael's primary duty is painting, but he may also be seen performing drywall repair and other maintenance duties. His motto is to perform to the best of his ability in whatever maintenance duties he is called upon to do.

He came to Hawaii in 1969. His earlier years were spent abroad where his father worked. For three years in Aruba, he attended a school where the medium of instruction was Dutch. In the next five years in Calcutta, he attended the American International School.

He appreciates working at Honolulu Park Place and is thankful to the staff and residents for the opportunity to work here. He finds it interesting to interact with residents of diverse backgrounds and perspectives.

Outside of work, Michael enjoys hiking, going to the beach, and spending time with family. *Interview by Mimi Yoshikawa. Photo credit: Gary Everest*



Window Tinting

We notice that some units' window tinting film has become faded and/or cracked and affects the aesthetics of our building. You are reminded that it is the owner's responsibility and "window tint film that does not meet qualifications shall constitute a violation of the House Rules, and subject the violating owner to all remedies legally available to the Association unless and until such violation is removed from the unit. Any removal and replacement of window tint film shall be at the owner's expense."

An inspection of your window tint film will be made during the year.



Let's Conserve Water

There are a number of ways to save water, and they all start with YOU. Check to see that your faucets are not dripping or your toilets are not running. Run your washer and dishwasher only when they are full. When doing laundry, match the water level to the size of the load. Use a water-efficient showerhead. Soak pots and pans instead of letting the water run while you scrape them clean. Turn off the running water while you brush your teeth.

How about a Massage?

Stan Sugai, 10 am to 5 pm, Tuesdays, Thursdays and Friday. Phone 808-536-6979.

Susan Lovinger, phone 808-342-6402. Mondays and Wednesdays, 4 pm-9 pm; Saturdays, Noon to 6 pm. By appointment only. \$50/hour massage; \$80/hour & half. Gift certificates are available.

Real Food Cafe

What other condo building in Honolulu has its very own restaurant? Chef **Heidi Anderson**, Tuesdays through Saturdays, 11 am-2 pm, 5-9 pm. Sandwiches, salads, paninis, personal chef service, catering and wine and food pairing dinners. Going to a potluck and need a dish to bring? Call 271-7052.

Reminder: In order to keep the Long House facility clean and attractive, please leave it as clean as you found it for the enjoyment of the next users. Some people have thoughtlessly thrown plates of food and cigarette butts into the koi pond! Please kokua, think of the health of our fish.