



# honolulu park place

NEWSLETTER • OCTOBER 2017

## Honolulu Park Place is now FHA-certified

**What is FHA Certification?** It's the method used by HUD (the Department of Housing and Urban Development) to ensure that Condominium Complexes meet detailed criteria to ensure that they are financially stable and managed properly. HUD uses the certification process as a risk management tool to reduce the probability of foreclosures on FHA insured loans on condominiums. This new "FHA Approval Process" is a detailed review of the Condominium Projects legal documents, financials, and overall health of the community.

Honolulu Park Place recently became FHA-certified even though associations are not required by any law or statute to apply for FHA Certification.

The marketing of FHA Certification claims that being FHA condo-approved can greatly increase the marketability of units within the community and have a positive effect on overall value of the units. FHA Certification will probably become a more important topic in the near future since it is necessary to be certified to obtain a reverse mortgage. The number of reverse mortgages is growing: it's being marketed heavily to older citizens and it appears to be a financial life saver for many. Because this may be advantageous for HPP residents, the Board decided to pursue FHA certification.

The certification process must be repeated every two years.



## Concrete Spalling

Recently, a large piece of concrete broke away from a lanai. The Board has retained a qualified contractor to investigate this matter and perform appropriate repairs. The preliminary assessment is that this incident was caused by **concrete spalling**, which is a fairly common condition in Hawaii and other marine environments.

Spalling occurs when water infiltrates concrete and corrodes the steel reinforcing bars located therein causing them to expand. To reduce the risk of spalling, owners and residents are advised that if you have potted plants on your lanai, it is extremely important that you utilize **plastic** drainage catch pans under all plants to insure no water leaks from the pots. (Ceramic dishes that are sometimes included with ceramic pots, remain damp, and can leak water; metal or galvanized pans can leak, rust, and leave permanent stains. Plastic is the best material.)

It is also extremely important that lanai floors be cleaned only with a damp mop that does not leave any standing water, or cause water to go over the side of the lanai. Failure to exercise these reasonable

precautions may result in assessment of costs incurred to repair spalling damage to your unit's concrete lanai slab. Owners who observe cracking anywhere on their unit's lanai slab or the lanai slab above their unit are requested to promptly report such condition to the General Manager's Office.

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## FHA Increases Chances of Home Buying Eligibility

# Aloha to Dexter Saldana

**Dexter Saldana** will be leaving Honolulu Park Place in November this year to pursue his lifelong dream of being a commercial pilot with training at ATP Flight School in Long Beach, California. His goal is that in the future he will have a career as a pilot with an airline such as Hawaiian Airlines.



As a good neighbor at HPP, Dexter has developed many friendships. HPP resident, **Steve Mitchell** says that “not only has he been a highly skilled guiding force in my journey to vibrant life, but he has become a good friend. His even demeanor, his ability to listen and be present, and his humble sense of humor has made him

a joy to be around for the past 3 years. Elizabeth and I wish him the very best and know he will be awesome at any endeavor he chooses.”

While Dexter worked at Hawaiian Telecom, he connected with many HPP residents in providing them help with the company’s services. He considers the residents and employees as part of his family. “It has been a wonderful experience and privilege to be around such a great community.”

Dexter also interacted with HPP residents as a Health and Wellness Coach. **Lei Ahu Isa** describes him as a “trainer extraordinaire who is focused and goal driven. I am privileged to have had him as my trainer and I wish him all the best in his future endeavors.”

Dexter’s parting words to us: “I will be back, so this is not goodbye, but rather, see you later.”

Our best wishes to Dexter as he goes up, up and away!

*-Interview by Mimi Yoshikawa (Photo: Gary Everest)*

## Are you interested?

in volunteering for the Christmas Party? The Annual HPP Christmas Party is scheduled for **Tuesday, December 12th** in the Club. Think of the Twelve Days of Christmas—on 12/12 for 1212 Nuuanu!

If you are available to volunteer, please email party organizer Katherine Crosier at [xmas1212hpp@gmail.com](mailto:xmas1212hpp@gmail.com). We need food servers, beverage servers, decorators, shoppers (to buy children’s toys and decorations), and runners to deliver food to shut-ins.

Look for something new this year: We will ask you to **pre-register online** to avoid a bottleneck in the lobby area. More information will be available next month.



## Massage at HPP

**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.

## New at the Real Food Cafe!



Come meet **Catherine Ryder**, newly-hired pastry chef/kitchen assistant at the Real Food Cafe. We’ve heard that her homemade banana cake is out of this world! Or try the yummy raspberry scones! Our cafe’s **Chef Heidi** offers catered meals for special occasions, personal chef services, cooking classes, wine pairing dinners, plus regular menu items such as salads, pizzas, and sandwiches, **phone 271-7052**.



**“There was a time when I had to actually EAT the chocolate before it went straight to my hips!”**

*HPP Security Staff*

## Sione Tuakoi

*“No man is an island,  
Entire of itself,  
Every man is a piece of  
the continent,  
A part of the main.”*

The above is an excerpt from a poem by John Donne and is a favorite quote of



**Sione Tuakoi**, a part-time member of the security team at Honolulu Park Place. It reflects his philosophy about the importance of communication and relationships in life and in the workplace.

Working the evening and night shifts, Sione may be seen patrolling the exterior grounds of our condo. He meets residents taking their dogs on their nocturnal walks. He considers it a privilege to help to maintain a safe environment for the residents.

He is a family man with a wife and three grown sons. He strives to live by the values of integrity, discipline, ethics, and competence.

Sione taught for five years at the University of Kyoto in the department of Communications. Presently, he is a free-lance tutor in Communications.

Service at Honolulu Park Place presents a refreshing change in work environment for Sione.

*-Interview by Mimi Yoshikawa (Photo: Gary Everest)*