



honolulu park place

NEWSLETTER • SEPTEMBER 2022

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**NEWSLETTER/
WEBMASTER**
Katherine Crosier

MANAGING AGENT
Hawaiiiana Management
Craig Richter

GENERAL MANAGER
Walters Miranda

OFFICE STAFF
Sandy Pope
808.546.1212

SECURITY
808.546.1213

WEBSITE
hpponline.org

EMAIL
hppaoao@
honoluluparkplace.org

For Owners Only Have you heard about ...



What is this all about?

Owners of Honolulu Park Place will soon be receiving mailings from Hawaiiiana Management regarding a ballot initiative concerning the sale of a **one-bedroom apartment** that the Association currently owns for use by the General Manager. In order for Honolulu Park Place to compete with other condominiums, the Board believes that the General Manager should have the use of a **two-bedroom apartment**. To make this change, our By-Laws require that we obtain the approval of the Association—to date we do not have the approval of enough owners.

What are the advantages of a two-bedroom apartment?

The position of General Manager is key to the success of any homeowners' association in a

building as large as ours. Our association will be competing with many other associations for top General Manager talent in Honolulu. Keep in mind that our building is unique in that we have been fortunate to have General Managers with exceptional mechanical and engineering skills, which allows for in-house maintenance of our aging infrastructure at much reduced costs. Our ability to find and attract General Managers with these specialized skills is the purpose of this proposal. A two-bedroom apartment is a big part of our plan to offer the most competitive compensation package.

What do other luxury condominiums offer their General Managers for housing?

Hawaiiiana Management does not have information on all buildings they manage. However, they informed us that the following buildings offer a 1-bedroom apartment: *The Imperial Plaza, One Archer Lane, Salt Lake*. A 2-bedroom apartment is provided by: *Park Lane, Waiea, Waipuna and Hokua*. And just one block away from us, *Capitol Place* provides a 3-bedroom unit to its General Manager.

The Board feels strongly about this matter and detailed information has been posted on the HPP website, **hpponline.org**, with the publication of Frequently Asked Questions (FAQs), in addition to a Written Consent Letter and a Ballot.

A series of Zoom meetings will be held for owners who desire further information.

Monday, Sept. 26, 6:30 pm
Wednesday, Sept. 28, 6:30 pm
Saturday, Oct. 1, 10:00 am.

The Zoom link will be posted on the website.

A Town Hall will be held in the lobby:
Saturday, Oct. 8, 10:00 am



**What if I already voted.
Can I change my vote?**

Yes, simply date and sign a new ballot form, which will supersede your previous vote. Blank ballots are available in the HPP office, the security desk and in Walt's office. Return the ballot to the HPP office or to HPP staff.

2 for 1, continued

If you are an owner, please take the time to read all the documents carefully. HPP already owns a one-bedroom apartment which has always been reserved for use by the General Manager. Our plan is to sell the unit and use the proceeds towards the cost of a two-bedroom unit, using reserves for the balance. We are therefore investing in ourselves, trading one asset—cash, for another—real estate, traditionally a good investment in Hawaii.



“Your insurance provides coverage for catastrophic events — but a bad haircut doesn’t qualify.”

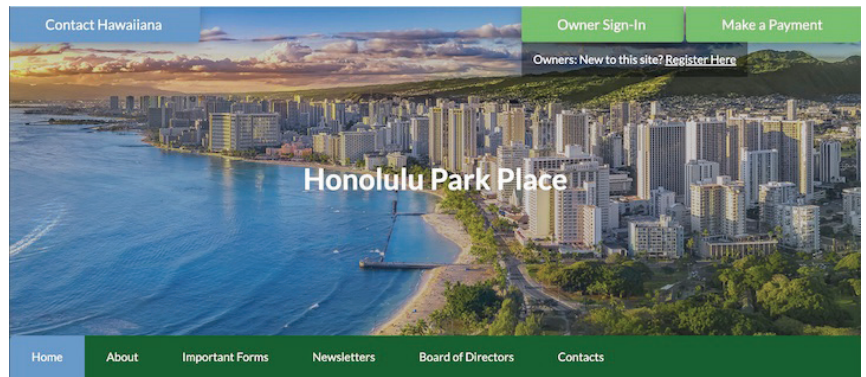
EV Chargers are Coming!

By 2030, it is estimated that half of all new vehicles sold in the U.S. should be electric. With this in mind, the Board of Directors recently voted to install two EV chargers in the Operations and Maintenance stalls, allowing up to four vehicles to be charged at one time. These are Level 2 Chargers that can fully charge (typically 80%) an EV in about 6 to 8 hours. With the four chargers we could fully charge about 80 cars per week.

Studies have shown that adding EV Chargers will increase the property value for all owners at Honolulu Park Place.



Speaking of websites...



Check out the Newly-Redesigned HPP Website!

Hawaiiana Management has started using FrontSteps software, which has allowed Webmaster Katherine Crosier to redesign the HPP website, **hpponline.org** in a more attractive, user-friendly format. Now it's easy to find important forms such as the Registration Form, the House Rules, Guest Registration and many other forms online, in addition to previous newsletters and Board of Directors meeting minutes (posted under the “Board of Directors” tab.)

The website's forms, newsletters and meeting minutes are open to view by everybody; there's no need to create a log-in or password. Owner accounts are tied to their Hawaiiana accounts and you can pay your maintenance fees online as well as see your account history, including air conditioning usage.

Do you live alone?



The *Honolulu Star-Advertiser* recently published an article about Snug (snugsafe.com), a friendly, free daily check-in service for people living alone. The app is simple and easy to understand, no matter how comfortable (or uncomfortable!) one may be with new technology. I decided to check it out for myself, and read about a woman who shares the same concerns other single retirees do. Living alone and with a health condition, she

worries what would happen if she had a medical emergency. Since she has a heart condition and has previously had a seizure while sleeping, she may not be able to call for help if something happened, and people might not know for multiple days. It could be too late by the time help arrived.

The app is simple to set up: You specify the time you want to check in, set up your emergency contacts, and whether they should get a notification every day, or only when you don't check in within 10 minutes. If you don't check in, your emergency contacts will be receive a text.

The free app is available for both Apple and Android phones. The premium service calls to see if you're all right, then calls your contacts before calling emergency services. -Katherine Crosier

Recent Board Actions ...

- 1) Approved the purchase of new P.E. gym equipment.
- 2) Approved the Bulk Renewal Proposal with Hawaiian Telcom for high-speed internet and television.
- 3) Approved a contract for repair of the roof.