



honolulu park place

NEWSLETTER • OCTOBER / NOVEMBER 2025

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We live in an aging building!

The Honolulu Park Place condominium was completed and built in 1989. This means the building is 36 years old as of October 2025.

Residents have faced multiple water leak issues, including cracked drain pipes primarily due to the aging cast iron plumbing. The association performs monthly maintenance to keep pipes in good order, but unused pipes can dry out and crack, leading to problems.

Leaks can also originate from dishwashers, refrigerators, sinks, and their supply lines and seals within a unit.

A common problem in Hawaii is concrete spalling, caused by water infiltration and corrosion of reinforcing bars. If you have plants on your lanai, use plastic catch pans under plants to prevent water from causing lanai damage and to avoid leaving standing water on lanai floors.

What if you have a leak?

Immediate Actions

- ☐ Stop the source (if possible, use shut-off valve).
- ☐ Contain water with buckets, towels, or waterproof covers.
- ☐ Move furniture/valuables out of the water's path.
- ☐ Call a licensed, insured plumber (must list Honolulu Park Place as additional insured).
- ☐ Call Security at **808-546-1213** to confirm plumber's insurance and grant access.
- ☐ Notify your insurance agent.

Additional Actions

- ☐ Renters: Notify your landlord.
- ☐ Take photos/videos of damage.
- ☐ Use fans to dry area (reduce mold).
- ☐ For major damage, call a restoration service.

Be Prepared

- ☐ Know where your shut-off valves are.
- ☐ Review your Hi-Risk Components Inspection Report.

Building's Role

- ☐ Management assists only with leaks affecting multiple units.
- ☐ They may help with water shut-off and neighbor notification.

Reminder: Leak repairs are your responsibility.

After the Leak

- ☐ Notify management once repairs are complete.
- ☐ Provide a copy of your plumber's invoice.

*Keep this guide handy
to act quickly and protect
your home and neighbors!*

Maintenance Fees and Town Hall

Within the next few weeks, Hawaiiana Management will be sending all owners the 2026 Annual Operating and Reserve Budget effective January 1, 2026 (“Budget”). The Budget will include our current Reserve Study and notice of monthly maintenance fees for next year.

Maintenance fees for next year will rise by 9.5%.

This increase, larger than we have experienced over the past several years, is at least in part required in order to comply with legislation passed by the Hawaii Legislature in 2024 which requires that condominium associations complete or at least periodically update Reserve Studies as a part of their annual budget process. A Reserve Study is an important, and legally required document which associations must utilize to anticipate future expenses to repair and replace major components that make our building livable.

Examples of these components are systems that deliver hot and cold water to your apartment and that carry waste water out



of your apartment; the elevators that bring you safely to your floor; the fire and life safety systems that protect you; the surface coating on the building’s exterior that keeps it water tight; the gaskets that keep your windows from leaking when it rains; the carpeting in the hallways and common areas; and the various recreational facilities and other amenities for which our building is well-known.



An example of spalling which was discovered in the front entrance renovation.

The reinforcing rods inside concrete forms start to rust due to water intrusion and eventually the concrete expands and begins to disintegrate.

This particular issue was addressed by the contractor for the front entrance project



There are indications of spalling issues around the pool ledge that must be addressed before they are too advanced.

Reserve Studies

Reserve Studies are essentially an inventory of every significant component in the building that includes the expected life of each component and the anticipated expense to replace each of these components in the future.

In addition to requiring the use of Reserve Studies, recent updates to Hawaii law now more clearly require homeowners' associations to collect maintenance fees that are sufficient to cover the anticipated expenses as set forth in the Reserve Study. Our 2026 Annual Budget is the first one that was prepared under these new requirements. Your Board was assisted in the preparation of the 2026 Annual budget by qualified professionals who advised us how best to comply with these new legislative requirements.



**Wednesday, December 17
6:00–7:30 pm
Harris United Methodist Church**

On Wednesday, December 17, 2025, your Board will host an informational Town Hall at Harris United Methodist Church at 20 South Vineyard Boulevard from 6:00 pm to 7:30 pm. The Town Hall will feature the professionals who advised the Board regarding the 2026 Budget, including our Association's attorney, our insurance broker, the author of the Reserve Study and our management executive from Hawaiiana Management. We ask that you submit your questions in advance to Edmund Au at edmundau@hmcmtg.com. Following the Town Hall, we will be posting your questions and responses from our retained professionals on HPP's website.



These photos show the new pumps and related equipment for the jacuzzi and the pool.





Honolulu Park Place
Annual Holiday Party

Home for the Holidays

Tuesday, Dec. 9

5:30–7:00 pm

HPP Club and Long House

Limited tickets available
on first come, first served basis

Menu Roast chicken with gravy, mashed potatoes,
green beans, cranberry sauce

Vegetarian option Portobello mushroom,
roasted vegetables, cranberry sauce

IMPORTANT!

Only 400 tickets will be available on a first come, first served basis beginning Dec. 2–5 for **registered residents only**. Pick up your tickets in the HPP office. A table will also be set up in the lobby from 4:30–6:00 pm on weekdays. Sorry, no tickets can be delivered or held at Security. A limited number of guest meals are \$30 each.

Please consider this as an opportunity to update your registration with the correct number of occupants. We will be using current registration information to determine the number of tickets for each apartment.

We'll have a visit by **Santa Claus** in the Lounge, and presents for the kids under age ten. If you want your child to receive a gift, please let Sandy or Jaycob know when you pick up your tickets.

Volunteers are needed to take tickets, serve food and pour wine. Sign up in the HPP office. There will be an orientation session on **Monday, Dec. 8 at 6:30 pm** in the Club where you will receive your assignments. A Santa hat will be given to each volunteer in lieu of a hair net required of food servers.

We are excited to announce that we will be doing something different this year that involves our residents. We will have a **potluck dessert table** set up in the HPP Club and in the Long House. We suspect that there are many fantastic bakers in our building. We are inviting you to bring your favorite dessert to share! Who knows, you might be asked for the recipe?! Bring a dozen copies. Please indicate whether your dish contains nuts or dairy, if applicable. We can't wait to see what delicious creations you whip up for our potluck dessert table.

New this year: A shave ice machine station!