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Hush that chirping!
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Into the Sunset
HRS 514A goes away at the end of 2018.
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A little bit of this, a little bit of that.
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WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

OCTOBER NOVEMBER DECEMBER 2018

On Site With Dwight

RM Report, October, 2018

2018 had its share of moments. From a false missile alert, a couple of hurricane concerns and unexpected expenses, myself and staff, the Board of Directors, and Cadmus Properties were challenged in different areas.

This report will generalize the projects, problems, solutions, and successes achieved since our last meeting.

We were afflicted with staff shortage. Although some of the general maintenance experienced some delay, we are in a better position, with better, more qualified people that have a better sense of what is expected and how to go about completing their objectives. To date, we have 3 maintenance workers, and an admin assistant. There are times when a 4th maintenance person is desired, but if everyone is patient enough, we will continue to do the best that we can. Two of our newest employees are young. They have little experience with painting, general labor, and some landscaping. I am optimistic about their performances so far. I look forward to seeing them grow and gain more experience.

Security- Like we faced with the Maintenance Team, our Security Force has weakened. The contract with PD Services was terminated and we are in the process of going into contract with another Security Guard provider. We were presented with 4 offers. In the next two days, we will need to decide between two offers. When I have thoroughly read each proposal, I will present the BOD with my findings. From there, we can refer to our legal team.

Buildings- Cleaning- Pressure washing of the common elements has begun. Because we had a pretty heavy start to our rainy season and staffing issues, our cleaning plans were

thrown off course a little. Building inspections will commence when pressure washing for the buildings have been completed.

B Building Fence- Completed. It took the contractors two days to finish. So far, there has been great feedback from the residents at B building. The storage rooms have been cleared of our tools and equipment. We still have a lot of trash to dump but we are better organized.



One of the major tree clearing projects from June, when several trees fell by C Building

Fire Inspection- The Fire Inspection was completed. We are in full compliance. The Inspector will return in 4 years. As long as we stay current with our preventative maintenance routine, keep up to date with the laws regarding fire safety, and continue to educate ourselves so that we remain in full compliance, we will be fine.

D Building Elevator MOD- The elevator MOD was completed on September 19, 2018. There are a couple of issues that are still standing but it is in no way affecting the operation

of the cabs. From the responses received from residents in the building, most of the people are pleased with the results. As expected, there are some flaws that need to be worked out. For now, there is a big difference in the speed, the amount of noise generated when the doors open, and with the smooth stopping. Invoices have not been paid yet as there are some issues that needs to be resolved first.

Tree cutting- IMUA Landscaping came out to assess our tree situation after the storms passed. The limbs that pose the greatest threats were inspected and proposals were submitted. Although there are many trees that need to be removed, the selected trees are most urgent as they are hanging and could fall at any moment. Cutting the hanging limb from B building took place recently. It was a little more complicated than they thought it would be and they will need to return soon to clear away the debris.

Dwight Gilman, RM WWAOAO
October 2018 🌿

Board Elections Held

Here are the Results!

The Annual Board of Directors Meeting was held on July 18, 2018. Elections were held, and the results were, as follows:

Elected for two year term:

Merle Kobashigawa, Carole Amrhein, Phil Sunada, Cyril Washington

Elected for one year term: Sophie Kiper

Afterwards, the board elected officers and the results were:

President: Merle Kobashigawa

Vice President: Jim Guzior

Treasurer: Larry Lee

Secretary: Carole Amrhein

We welcome our newest board member Sophie Kiper! 🌿

WWAOAO Board Members

President: Merle Kobashigawa

Vice President: Jim Guzior

Treasurer: Larry Lee

Secretary: Carole Amrhein

Director: Phil Sunada

Director: Cyril Washington

Director: Sophie Kiper

If you wish to email the Board members, send the email to the RM. A copy will be sent to each Board member.



WWAOAO Treasurer's Report

Period Ending August, 2018

For the period ending August, 2018, the financials are as follows:

As of August, 2018, the Association had available:

Total Cash:	\$ 46,928.44
Reserve accounts:	\$2,097,540.73
Total cash and reserve:	\$2,144,469.17

Maintenance and cable revenue collected right at budget (seven tenths of one percent over).

Total collected is \$9,621.60 over budget.

Total revenue collected was 4.8% over budget...\$65,323.60.

Operating expenses are 1.9% OVER budget, \$8,702.87. A major improvement.

Total delinquencies were increased by \$11,765.60. After several years of steady declines in delinquencies, we have been starting to slide backwards since May of 2018.

CONTACT INFORMATION

Resident Manager: Dwight Gilman

Office Hours:

8:00 a.m. to 4:00 pm.

Office: (808) 623-1532

FAX: (808) 623-3600

Security: (808) 623-1500

Office email:

waikalaniwoodlandshawaii@gmail.com

Management Executive:

Casey Paet R[®] CMCA[®]

Direct: (808) 531-6847 ext 26

Fax: (808) 528-2804

Cadmus Properties

Why Hold Annual Meetings?

What's the Big Deal?

Every year we all begin to receive reminders for inevitable upcoming Annual Board of Directors Meeting. We ask all owners to fill out proxies and then we gently remind them to turn them in. Sounds like such a nuisance, doesn't it?

However, there are very important reasons for these once-a-year meetings. Not only are they used to elect those who wish to serve on the board, but at every Annual Meeting we hold a very important vote: for our AOA to retain our non-profit status.

Without this status, we would not be able to roll over any extra unused funds in our reserve into the following year without paying taxes on it. It would leave less money for those important projects and maintenance that needs to be done.

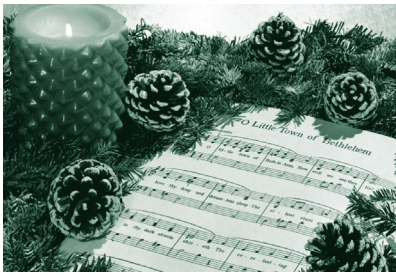
So, early next year, when you begin to receive that familiar packet from Cadmus

that will announce the date of the Annual Board of Directors Meeting for 2019, don't let it get lost under another pile of mail and certainly don't toss it in the trash! Do your part, fill in your proxy and mail it in. Don't cause Cadmus to do multiple mailings of the Annual Meeting packets that cost thousands of dollars each time for copying and postage. Help Waikalani Woodlands do its job to keep our association in good working order.



Next Board Meeting

The next **Board of Directors Meeting** will be held on Thursday, November 15th, 2018. The meeting will begin at 6:30 pm and will be held in the pool/rec area. 🌿



Calendar

■ **October 31, 2018:**
Halloween
Pool/rec area, 5:30pm-6:30pm

■ **November 6, 2018:**
Election Day
Local Races

■ **November 15, 2018:**
Board of Directors Meeting
Pool/rec area, 6:30pm

■ **November 22, 2018:**
Thanksgiving
A nice time for families to gather

■ **December 7, 2018:**
Pearl Harbor Commemoration

■ **December 21, 2018:**
Winter Equinox
First Day of Winter

■ **December 25, 2018:**
Christmas Day
Merry Christmas to all

■ **December 31, 2018:**
New Year's Eve
Ring in 2019!

Visit Us

on the web at
www.waikalaniwoodlands.oahu.com,
www.cadmusproperties.com/waikalani/
and on Facebook at
www.facebook.com/waikalani.woodlands.oahu

Protecting Our Investments

The Big Picture

The monthly work done by “vetted” former owners is for the sole purpose of reviewing the financial condition of the association to ensure the following:

1. That overall, the board is staying within budget;
2. To ensure that reserve fund contributions are being made as budgeted;
3. To review each line of expenditures and identify any abnormalities and bring them to the attention of the board;
4. To ensure that maintenance funds collected are on track to support projected expenditures;
5. To write, for the board of directors, a complete, clear, concise, and easy to read report which includes all of the above analysis;
6. To identify delinquent units to ensure that action is being taken to bring their accounts current;
7. To identify future expenditures that might reduce the reserve fund or make the reserve fund appear inflated because certain projects have not been accomplished.

To accomplish these tasks, the Milsops coordinate with the board, the office, and Cadmus for clarification on any issue which will help them report accurate information to the board, and help correct any noted errors in the reported financial information.

The board and the office has done due diligence in attempting to find a CPA who would take on these functions at a price comparable for which the Milsops contracted. Nobody could come anywhere close.

Between them the Milsops have over 40 years of business and financial management that include strong experience in both budgeting and cash forecasting for companies ranging in size up to billions of dollars in sales. When the Milsops first came onto the board, this association was almost \$300,000 short in the reserve fund to pay the ongoing paint contract. By negotiating contracts, and our association special assessment loan, cutting expenses, hiring knowledgeable employees, and continual professional education for employees and the board, the reserve fund has built to and now sits at over 2 million dollars, and that is after completing the first

elevator project at D building. It also allowed the association to pay off the special assessment loan 17 months early which meant 17 fewer payments owners had to make.

Most important since 2011, is that this board has ensured that there was constant communication with owners. You were told that whether it's good, bad, or ugly, nothing would be hidden from you. Owners are allowed free access to financial information and ensured they have a right to have that information explained to them until they thoroughly understand it. Only then can you be fully informed and know if this board or any other board is doing their job well.

While the increase in maintenance fees hurts this past year, it was not hidden from you and was explained to the owners well in advance. The bright spot was that it should not be necessary for fees to increase for many years to come, provided the board stays on budget, and **no unforeseen event occurs**. The association should have an adequate reserve fund to help prevent future special



assessments.

As a backup to all of this, the board contracted with a well-respected outside firm to study our reserve fund and plans to determine if our reserve was both adequate and our reserve fund contributions would fully fund future projects. This study confirmed that the reserve plans are adequate. This report is also available to you.

Both the reserve study, the early payoff of our special assessment, and the unlikely possibility of near future increases in maintenance fees are all measures to make owners secure, and in the event you wish to sell your unit, make it much more attractive to buyers. But you as owners need to attend meetings and ensure the board is doing their job. They value help with solutions to issues. Unfounded complaints only discourage owners who are volunteers. The board welcomes owners' concerns, but try and come up with a possible solution. We need to work together to sustain value for our units. 🌿

Milsop Financial Monitoring Contract and The Bull Rider

A Little Parable

Honest Fred To Cowboy:

Listen up, when you get on that bull you gotta be honest with everything you say and do before the gate is opened or that there bull will know it and you'll be bucked off faster than you could say hallelujah.

Cowboy To Honest Fred:

No matter what I say or do won't make any difference, that dumb ole bull don't know the difference and can't figure anything out for himself anyway.

Honest Fred To Cowboy

That's where you're wrong son, that bull is a lot smarter than you think. You see some people will give you bull and expect you to believe it and some times they get away with it for awhile.

But every now and then someone comes along who tells the truth and the bull is exposed. Not everyone will intentionally mislead you. Some just don't know any better but for those who do, the bull will come right back at them.

Implied Impropriety

I stand by the Milsop contract, by virtue of their principled history of being trustworthy observers of our finances verses the outrageous fees CPA's want for doing the same work and who probably wouldn't be as vigilant. The Board went with the demonstrated work ethics and proven ability of the Milsops.

Questions are a good and healthy means of monitoring what your mini WW government is doing provided it's done without alluding to unfounded improprieties. If there are questions please contact me through the office, if not lets put this behind us and move on without any further misgivings.

Mahalo,
Phil Sunada, Board Member
10-06-18

Your Smoke Detector

What's that chirping I hear?

Lately, there have been calls made to security about smoke detectors going off. In case you don't know where your smoke detectors are located, many of them look like this:



They will typically be located near the ceiling in several places throughout your unit.

If you hear a short burst that sounds like a chirp, go listen to where your detectors are. If you locate the one making the noise, replace the battery and it should stop. In fact, you should take the extra step and replace the batteries for all the detectors in your unit. Some people do it during the month of October since it's Fire Prevention Month and others do it around the holidays. Select a time of year that will make the most sense for you to remember to change out those batteries.

The last thing you want to happen is that you're on vacation or away from your unit and your smoke alarms start chirping into the night and disturbing your neighbors due to their batteries getting low.

Be a good neighbor! Change out those batteries on a regular basis! 🌿

Pool Misuse

Part One

Over the course of this past summer, WWAOAO has seen its share of residents abusing the pool party rules. In the worst instance, an estimated 100 people showed up, consumed alcohol and played music

beyond an acceptable volume. As a result, the board has revised the rules by which parties can be held at the pool/rec area. The following is a summary of the key points; however this article does not cover all the revised rules. They are included in their entirety on the form that is to be filled out by anyone desiring to host a party in the pool/rec area.

Key points:

- Number of guests: Including children, not to exceed 30
- No alcohol
- No smoking or vaping
- Parties are to last no longer than 4 hours and are to end by 8pm
- All attendees are to vacate the pool area prior to 9 pm and fines will be imposed if anyone remains after 9pm
- Reservations for parties only apply to the eating area and other residents are free to use the pool, and will not be prevented from using the pool and will NOT BE CHARGED a fee for entrance to the pool area
- Host of the party is responsible for clean up

As a general rule, never post a party invitation on social media, where it can quickly get passed around to people you don't know and then they are suddenly at your party. "I don't know who these people are" will NOT get you off the hook for any damages incurred if you are the host. Play it safe!

This article does not cover all the rules now in place for hosting a pool party. If you have any questions, please call the office at 623-1532.

Please abide by the rules. Don't ruin it for the rest of the residents at WW. 🌿

Pool Misuse

Part Two

The WWAOAO crew has had to often close the pool after much use on the weekends. The problem has stemmed from people swimming with too much sunscreen lotion applied, and this has caused the water to get an oily film on it by the time Monday rolls around. Remember, before entering the pool, stop by the outdoor shower and rinse off extra lotion. Once exiting the pool, you can always reapply, or consider wearing a top with an SPF rating to protect from sunburn. Your WWAOAO community will thank you! 🌿



In A Nutshell

YOUNGSTERS and parents can go **trick or treating** at the pool/rec area on October 31st from 5:30 to 6:30pm. Goodies will be available. Have a Spooktacular Time!

BE A SUPER SCOOPER!!!

There's been an increase of people not cleaning up after their pets, and this is interfering with parents and children being able to enjoy the parks on the property. If you are observed not cleaning up after your pet, you will be cited and fined. Please clean up after your pet!



ARE YOU TAKING ADVANTAGE of your homeowner exemption? Currently, the basic home exemption is \$80,000. For homeowners 65 years and older the home exemption is \$120,000. To qualify for this exemption, you must be 65 years or older on or before June 30 preceding the tax year for which the exemption is claimed. If you qualify, claim it!

The best way to deal with a WW issue is to send an email to the office, put **TO BOARD ATTENTION** in the Subject box. If you haven't had a response within 3 days, call the office at 623-1532. If you haven't had a response within 7 days, call CADMUS at (808) 531-6847.

Don't forget, the **upgraded door numbers** are available at HOME DEPOT.

Let's work together to make WW a much-desired home. 🌿

Away Into The Sunset....

HRS 514A

Effective January 1, 2019, all Hawaii condominium associations will be under HRS 514B. This change has been a long time in coming. Most associations had already opted into 514B, but Waikalani Woodlands was one of the few still under 514A. There are only a few points between 514A and 514B that are different, but one of the most significant is that we will no longer require approval by 75% of the owners to make major changes.

The change to 514B also means that we will need to update our bylaws so that they are in accordance to the new statute. Our attorney will begin the process, but this is



a good opportunity for owners to weigh in and give their opinions on what should be updated or changed. It is expected to take a few months to get this accomplished and so we would like to begin this as soon as possible. We are looking for volunteers to form a committee of approximately 5 people to review and recommend their thoughts to the board.

Please consider serving on this committee. If you are interested, please contact the office at 623-1532 and we will determine when and how often to meet. Thank you! 🌿

Visit Us

on the web at
www.waikalaniwoodlandssoahu.com,
www.cadmusproperties.com/waikalani/
and on Facebook at
www.facebook.com/waikalani.woodlands.oahu

Calling All Volunteers!!!

You Are Needed

As mentioned in the article to the left, the Bylaws for Waikalani Woodlands are in serious need of updating regarding sections on insurance and lanai enclosures.



However, the House Rules are in need of review and updating, too. We are looking for volunteers to form a committee (no more than 5) to review and make recommendations for changes. If you are interested in serving on the House Rules committee, please contact the office at 623-1532. Your WW community will thank you! 🌿

The WWAOAO Newsletters' Mission

Our mission is to inform, educate, and generally enhance your living in this unique Mililani property.

The writers will, to the best of their ability, be diligent, truthful, and accurate. However, unless so noted, this newsletter does not reflect decisions and opinions of the Board of Directors of Waikalani Woodlands AOAO or the Management Company.

Please make sure your unit's owner/ or property manager sees the Newsletter.

EDITOR/LAYOUT/DESIGN:

Carole Amrhein
THIS ISSUE'S

CONTRIBUTING WRITERS:

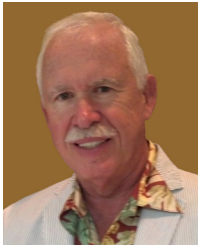
Dwight Gilman
Carole Amrhein
Phil Sunada

Carol Anne and Don Milsop
All Board members are asked for input, and review of the Newsletter when completed.

We Would Like to Wish Our Fellow Owners—



Merle Kobashigawa
President



Jim Guzior
Vice President



Larry Lee
Treasurer



Carole Amrhein
Secretary



Phil Sunada
Director



Cyril Washington
Director



Sophie Kiper
Director

– a wonderful Holiday Season!

Hope to see you at the next Board of Directors Meeting,
Thursday, November 15, 2018 at 6:30 p.m. at the pool/rec area.

Waikalani Woodlands
Association of Apartment Owners
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