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# Waikalani Woodlands

## AOAO

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Update

For the latest news check out our website ([waikalaniwoodlandsoahu.com](http://waikalaniwoodlandsoahu.com)), our **Nextdoor** group (<https://nextdoor.com/g/66s97g6vc/>) and the **Townsquare** site/app.

### From the President – Ike Walters

Please be on the lookout for Periwinkle the cat. Peri got out of his unit on April 7<sup>th</sup>. He was seen on video on the backside of the A building the same day. Peri has been a companion animal to his owner since he was a kitten for 15 years. Multiple notices are posted around the property with the owners contact information and pictures of Peri. For anyone who has a companion animal they understand pets are family too. I hope Peri is found soon.

April was a month with many visits from the Honolulu Police Department. Two motorcycles and a moped were stolen by a known group that targets those kinds of vehicles. There was an allegation of property taken from an apartment unit. Several staff members had a resident commit criminal acts against them. All of these cases have been referred to HPD with relevant video evidence and have been assigned a detective.

The Repipe is complete at the C and D buildings. The B building is mostly complete. A building should be complete by August. Thank you everyone for your patience as you have contractors in your homes. The storage shacks will stay in place until the fire alarm project is complete and C and D building standpipes are replaced.

Next for C and D is getting the upgraded fire alarm system installed. The C building is currently undergoing the installation with D building next. The C building had its fire alarm riser system (conduit pipe from the ground floor to the roof) installed outside near the trash chute. The drawings for the project had the riser outside but we were able to get Ohana Controls to plan to run the riser through the storage rooms for the remaining buildings. This will keep the riser protected inside the storage rooms from the elements and vandalism. Unfortunately the C riser will remain outside. The conduit pipes will be painted brown to match the building color.

Expect this summer for HPG to also replace the firefighting standpipes for A, C and D buildings. These vertical pipes running through the exterior and interior stairwells and are used by firefighters to quickly get high pressure water to the upper floors. Inspection has shown that the A, C and D standpipes have multiple large holes and areas of rust. Replacement is the best option as repairing the existing pipes will be nearly the same cost and we run the risk of new holes opening up in known failing pipes. The entire above and below ground portion of the pipes will be replaced ensuring we have a working system in case of a fire.

The B building has a single standpipe located in its internal stairwell. It is in the best shape of all the standpipes. We will attempt a repair on the two sections of the pipe that failed and see if it will pass the required pressure test to certify the pipe. If it passes we will be able to save money by keeping the B pipe as is. **There will be an open board meeting before the board approves the proposal from HPG.**

So how are we paying for this? The \$11M loan secured to pay for the DWV repipe and fire alarm will have about \$1.5M left over after those projects are complete. The entire point of the loan was to complete a repipe and get a code compliant fire alarm to keep our insurance at affordable rates. With a failing standpipe system we are right back where we started failing the Fire Life Safety Evaluation of Ordinance 22-002. The expected cost of the standpipe replacement is \$1.3M. If the B building passes its test it will be less.

This answers the question of how much of \$11M loan we are going to use. We are using almost all of it. What this means to you is that a 3 bedroom unit's portion of the loan will be about \$45,000 and a 2 bedroom's portion will be about \$35,000. All of our projects should be complete around August of this year and we can expect to start making payments soon thereafter. For those owners who do not secure a personal loan to cover their portion of the principal they can expect their end of year maintenance fees to increase to \$1271 for a 3 bedroom and \$995 for a 2 bedroom. **All of these numbers are my best guess and subject to change.** Also be aware that many of us, like myself, had non-code compliant issues such as electrical wires that needed to be updated. That cost will come at the end of the project as well for affected owners.

It is highly recommended that owners secure their own loans. The Association loan is a 15 year loan amortized at 25 years. This means you pay it like it's a 25 year loan but the loan is due in 15 years. The loan will have to be refinanced at that point. A personal loan will give you maximum flexibility.

Remember it was never a question of whether or not we were going to spend this money. It was a question of spending the money on higher insurance rates due to failing infrastructure or spending the money to fix the problem. Most of our units are valued at over \$400,000. Spending 10% of the value of your home to keep it viable for the next 50 years is a prudent move.

In addition to DWV, Fire Alarm and Standpipes we can expect our 4<sup>th</sup> major project, comprehensive spall repair to begin in early June at the C/D garage. Residents using the top level parking can expect to have to park in the street as the top of the garage is repaired and weatherproofing coating is laid down. We will see if we can better equalize the parking spacing on top of C/D garage when we repaint the parking spots. Eko Painting will work their way through the entire property completing comprehensive work on the garages and priority work on the buildings to include individual units with spall in their unit. Trees around the garage will have to be removed to prevent pine and leaves from getting in the weatherproofing while it dries. This project is funded by our reserves.

Once all these projects are complete we will be in a better position not only to keep our insurance at an affordable rate but also seek quotes of other insurance brokers to see if we can get a better deal from another company. As it is our current insurance rate of around \$2712 per 3 bedroom unit annually and \$2139 per 2 bedroom unit annually is higher than in the past but not extreme. Owners also have to fund their own HO6 policy to cover the first \$50,000 of any damage to their unit. **Ensure you have a current HO6 policy and it includes a \$50,000 supplemental loss assessment coverage.**

Smaller projects that will need to be complete are changing the slope of the B building main drain next to the bridge. B has experienced several clogs in the main pipe due to flushable wipes. Our plumber says that a more aggressive drain angle will help prevent clogs.

The C roof will be re-roofed with GACO 2000 sealant. The elevator and roof access rooms on the roof have significant failure of the current roof allowing water intrusion into the building.

A large crack discovered at the A building from floor to roof allowing water intrusion into a unit will be sealed by Eko painting.

The C trash chute is back open for use. The RM tried multiple vendors to get us the best deal for the chute repair. Unfortunately, with much back and forth between our attorney and the vendors over insurance coverage, licensing, etc the project took entirely too long. The next chute that fails will go straight to Kurihara. They are a vetted but pricey vendor but one of the few who can do chute repairs on the island.

All units have new circuit breakers in their main panel. This should stop the random breaker trips that have been happening over the last few years.

Bug bombing of known roach infestation in the storage areas is taking place at the A building.

All the golf carts should be moved down opposite the pool for charging in the evening and no longer exposed to the elements outside the office. The electrical system needed upgrading to facilitate this.

Our oldest elevator, the D elevators had the even elevator down for several days. Our island home presents another challenge as parts must be ordered after troubleshooting and it takes time for them to arrive. With the A, C and D buildings you can always take the opposite elevator and go down a floor to get to your unit. For residents who need the elevator to access their homes we can prioritize fixing a down elevator. However emergency repairs are significantly more expensive than having the elevator company, Centric, repair the elevator during normal hours.

The board is aware of the trees that have gathered in the stream by the A building. The quote to remove the trees was \$70,000. We do not have the money to remove trees that nature will remove for us for free. A large number of trees have gotten stuck in that corner before and they always eventually work their way down the stream.

We are getting some new trash bins in the next few weeks. All of our trash bins will be the tall 3.5 cubic yard kind like the A building has. These are easier to handle for the staff and less trash will fall out of the bins as they are moved to the pick up area. They are small enough we will be able to fit an extra bin in the B, C and D trash rooms and get more trash capacity.

We will also be getting some nicer trash cans than our 50 gallon plastic drums to put out at the A building parking area, in front of the office, the C building and D park. These trash cans have covers that should help prevent people from putting bulk items in our small item trash cans.

Grip strips have been placed in known slip areas to help alleviate slips during wet weather. More strips need to be installed before we are complete. Eko painting offered us the option to use industrial grip paint in high slip areas but the paint needs a full 24 hours before it can be walked on. The areas are so high use it does not seem feasible to make that happen.

I am fully aware that this has been a stressful time for most residents. I am aware that we have plenty of areas that could be cleaned up nicer, repainted, get the grass to grow and maybe get some nicer plants. My full efforts for the last 3 years has been to get our major maintenance items complete so we are ready for the next 50 years.

We are living in the most expensive state you can live in. While maintenance fees are higher than in the past no individual category of spending seems excessive. The bulk of your maintenance fees goes to insurance, utilities, repairs and staff with about 10% going to smaller costs like our property manager, attorney, taxes etc. Our operating budget has the appropriate money for the day to day running of WW. While our reserves are being spent down on the spall project that is what the reserves are for.

The set priorities by the board for WW are:

- Safety
- Leak response
- Trash
- Maintenance and preventative maintenance
- Cosmetic appearance.

Remember that WW is a little democracy and it is not the loudest or angriest voice that gets what they want but the most persuasive voice. Anything you can convince 4 board members to do or 145 owners to do you can make happen. Owners have agency at WW and in enough numbers anything can happen. 2/3 of our residents are on site owners. Your board is doing its best to meet its duty to do what is in the best interest of the community. If you have an actionable plan and are willing to do the work anything can happen.