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Waikalani Woodlands

AOAO

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Update

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

From the President – Ike Walters

May 2026 is over and June is here. The best news from this month is that “Miracle” Periwinkle the cat was recovered and is safe back home with his owner. Thank you to the RM, staff and good neighbors who helped look for Peri. Somehow Peri was actually in the walls in the unit above his owner. He lost 4.5 of his 9 pounds of body weight. He is back home and putting on weight and being extra spoiled by his owner.

The Board approved a contract this month for a new roof at the C building to be installed by Commercial Roofing. A large limb from the albizia tree that was touching the C roof had to be removed. We will need some dry weather to get the roof installed. We will also have to coordinate the roof usage with the spall project starting in mid-June. Total cost for the roof, repair of the rooftop elevator stairs and removal of the limb is \$107,000. This money will come from our reserves.

The Board approved a contract to replace the firefighting standpipes for buildings A, B and C. Total cost is \$986,000 and will come from the remainder of our \$11M DWV and Fire Alarm Loan. B building repairs and testing are ongoing. We hope B will not need a complete replacement. The recent fire across the street at Evergreen Terrace highlights the importance of having functioning fire safety systems. The standpipe replacement project is expected to begin sometime in June.

The Evergreen fire came from an E bike battery that caught fire while it was charging. This was likely a non-name brand bike with lower safety standards than a name brand product you would buy from a local store. Online overseas internet sites and flea market bikes that seem like a good deal are likely not safe to have in your home.

Starting in mid-June the spall project will begin at the C/D garage. Residents using the top of the garage for parking can **expect to have to park on the street at no cost for up to 45 days** while the garage has weatherproofing sealant coated on the top floor. The contractor, Eko Painting, will need dry days to complete the maintenance and allow the multiple coats of paint and weatherproofing to dry. With good weather it may only take 30 days. All instances of spall, post tension cable maintenance and a complete repaint of the garage will also take place. Eko will move on to the B and A garages after C/D garage is complete and then begin work on the residential towers. This project is contracted at \$1.9M and will be paid by the reserves. The staff will update owners with notices as the project gets closer to beginning.

The Drain Waste Vent repipe is expected to be complete at the A building by the end of June. This will wrap up a complete repipe of the entire communities Drain Wast and Vent pipes. We still need to install reverse flow pressure valves, booster pumps and the pump housings before the DWV project is complete. That equipment will be installed in the exterior common areas after the A building is complete.

The C building Fire Alarm installation is complete and testing took place. D building will be next.

Expect a contract to be signed this month to adjust the drain angle of the main drain line on the B building bridge. Our plumber has noted that the line should be at a lower angle than it presently is. There have been multiple back ups at the B building. With the new more open building drain lines items are collecting at the main drain line and not making it to the street. With the new drain angle that should fix the problem. Cost is expected to be about \$60k and will come from the reserves.

Smaller maintenance projects the Resident Manager has been supervising includes new phone lines for the elevators emergency call buttons, new pool equipment room equipment replacement, golf cart maintenance, a new quieter air conditioner in the office so you can hear without shouting over the old window unit, new nicer trash cans throughout the community, warranty work on leaks on the A and B roof, trash truck maintenance and general clean up throughout the community. New trash bins should arrive in the next couple of weeks. Permanent notice signs went up in all the lobbies to advise new residents of our HTC internet and tv contracts, the evacuation assistance list, the need for personal HO6 policies to include a \$50,000 supplemental loss assessment for each owner and the bulk trash procedures.

There is always more work to do through the community to include pressure washing, repainting and general clean up.

One of our night time security guards was nearly run down by a 2008 Chevy Silverado. It was a legitimate vehicular assault/attempted murder and the guard was mere feet from being hit. Thank our security for the work they do and be on the lookout for the Silverado. Video of the incident to include the license plate number of the vehicle was reported to HPD.

Vice President Shara Chapek has resigned from the Board due to family obligations. The Board will have to discuss who will fill her Vice President position. Expect a current Board member to fill the VP slot and for the Board to likely appoint one of the residents who was running for the Board during our March Annual Meeting to the open director position. There will have to be a Board Meeting before anything official can happen.

On a final note our former Board President Jim Guzior passed away this month. Jim spent many years volunteering his time for this community. Being a Board member is a time consuming and often thankless task. Jim oversaw the elevator modernization project and many other projects that put this community in a good position to meet future challenges. He will be missed.