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Waikalani Woodlands

AOAO

June 2026
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

June was a month of good news/bad news situations. There have been many delays on many issues that are continuing to be worked out. Part of the problem of the laid back island life is lots of people are on Aloha Time. My observation of condominium services on Oahu has been that vendors are not competing for our business but we are competing against other associations for their services. There's lots of work to go around and only so many skilled workers.

Let's start with the good news:

The A building is complete with the Drain Waste and Vent replacement. All work for the DWV project that involves entering resident's units is complete. That's all 288 units with new DWV pipes and individual water shut off valves installed. All toilets got new seals during their installation. This once in a generation project is nearly complete and should have a meaningful impact preventing catastrophic leaks as well as giving us our best chance to get competitive insurance rates for our Master Policy.

The Fire Alarm project is complete at C building and should be complete at D building soon. B building has begun installation. The project is on track to be complete by September. Once it is complete that will be the last of having contractors enter your units for the foreseeable future.

The C roof contract is approved and scheduled to start August 17th.

The updated signage project is underway with Environmental Graphics Hawaii and we will have better signage throughout the community and a property map to help delivery drivers and first responders find their way to your unit. Hopefully we will get our signs in the next month.

Now the bad news:

Despite a repair to the large vertical crack running the length of the A building there is still mystery leak affecting a couple of units that needs to be sourced.

The B building standpipe pressure test failed. There are a couple of connections at the hook up station that need to be repaired. Hopefully we will get a good test after that repair is complete.

The A, C and D standpipe repair project has been delayed as the engineer and contractor go back and forth on how best to complete the job. It should still start around mid August.

There continues to be delays on the backflow preventers, booster pumps and enclosures that are the final part of the DWV project. The enclosure manufacturer is taking its time completing the design for the enclosure.

There is a leak at the D roof that needs addressing. At some point we will have to replace the entire roof but I want to see how the C roof replacement goes before committing to the D roof. There will be a repair to address the affected area.

The B building bridge drain still needs to have its angle adjusted and we are waiting on the contractor to give us a start date.

The spall project was delayed 3 weeks due to the supervisor for the project having availability issues. Once the project starts expect the garages to be a busy area.

Our new dumpsters are on island but there is delay getting them moved to WW.

Our pool robot died after 3 years of constant use. We have a new one already and will get a surface skimmer as well. Expect the pool to close soon as replacements of critical equipment in the pool maintenance room takes place.

We need to resurface the pool walking areas to prevent slips and the cosmetic appearance is very poor as well. Request for a bid is out to Eko painting. I expect this to be an expensive job.

Some of the electrical equipment at the C/D garage is failing and will need replacement soon.

New ethernet lines need to be run for some of the cameras at the A building that have failed.

Bees have made homes in the trash chutes of both the C and B buildings. Trap hives are set on the roof of each building and the bees are slowly moving to the new hive. The 10th, 11th and 12th floor trash chutes at C building are not safe to use due to the bees.

I am concerned about getting these major projects finished so we have the information we need to set the 2027 budget. I am worried the delays will keep us in the "interest only" period of our \$11M loan for longer than planned. We were originally expecting to have everything done by September. That is still possible but we will see how it goes.

The other concern is what our 2027 Insurance premium will be. As many of these projects won't be officially complete by the time of our renewal in September I don't know how they will affect the price of the premium. We are looking at other options for 2028 if First Insurance does not get us a good rate for 2027.

On a final note you can expect Michael Hernandez from the D building to be appointed to the Board during our next Board meeting.

Every day you have a roof over your head, food to eat, and a toilet that flushes is a good day.