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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

Why weep for parts of our life, the whole of it calls for tears. New miseries assail us before we can free ourselves from the old ones. - Seneca

July turned out to be quite the goat rope. Extra kudos to RM Bert, Assistant RM Cruz and Security Nick for getting the cars cleared out of the C/D garage on short notice so the spall project could begin. The original schedule for the spall project changed multiple times in the last couple of months. The schedule to clear the garage turned out to be 7 pages deep in 1 of 5 attachments on an email from 2 weeks ago. Eko painting was supposed to put out notices to give residents an advance warning. Regardless of why that didn't happen we weathered through it and work has begun.

If it is any consolation to the owners, the project manager for the spall project was significantly cheaper than the other bidders. His bid was around \$100k lower than the other bidders. He is a one man show and between him, the contractor, the staff and myself we just didn't get the word out in a timely manner. We had a meeting last Wednesday and as the project has officially begun the schedule will have fewer changes and we can put out notices in a more timely manner.

Prepare to have to empty the ENTIRE C/D garage at some point in the future. This will be a major inconvenience for all but this is the price we pay to ensure the long term viability of the garage. B and A garages can expect the same experience when their time comes. Residents will be able to park on the street at no cost. Expect to have to street park for up to 45 days. The entire spall project is expected to take around a year.

In the bad news category we are going to have to spend about \$80k on the drain by the B bridge. The angle of the drain is not allowing waste to properly enter the city section of the pipes. The RM has solicited 3 bids to correct the problem. The use of flushable wipes by some residents continues to cause a problem with the B and A buildings getting backed up.

The B fire fighting standpipe failed its pressure test after repairs. We had hoped to be able to repair the B standpipe and get it back into service. However after each repair and pressure test a new leak is discovered. This validates that repairs would not have been feasible at the A, C and D building standpipes.

We can expect the B building to be added to the total standpipe replacements that will be paid for by the DWV loan. HPG expects to be complete with all standpipe replacements by the end of November at the latest.

Every unit that received new smoke detectors from Ohana Controls as part of the new fire alarm received a detector with a replaceable 9V battery. Multiple smoke detectors have malfunctioned since their installation. Ohana has agreed to replace all 9V smoke detectors with 10 year life lithium battery detectors at no additional cost. These will be a one for one swap and won't require new mounts. Ohana will coordinate the replacements when the shipment arrives on island. For now everyone will keep their existing 9V detectors until the new ones arrive.

In the good news category the C roof project began early. We also signed contracts to repair a leak on the D roof affecting a unit. We are also coating the roof access and elevator rooms of A and D buildings to see if that will stop leaks before committing to full roof coatings. The A and B buildings were re-roofed in the last 10 years by Rainbow Roofing but they did not do any work on the roof section of the access and elevator rooms for some reason. Hopefully the Gaco seal roofing of C will solve its problems and we can see if we need to do the same to the other roofs. Some time in the next few years we will need to completely re-roof D either with Gaco sealant, traditional built up roofing or some other type.

Our new signs are on order and will hopefully be delivered in August. Residents can expect to see larger more visible signs at the driveway entrances, better lobby signs and signs on every floor designating which units are on that floor. It is over 200 signs so it will take some time for them to all be mounted. Secretary Carole is working on a property map as well that we plan to install at all the visitor parking areas and in the elevators to assist delivery drivers to find the right building.

Some residents have asked for better grills for the pool. We can afford to buy some nicer grills for our pool area. We just need to decide on exactly what we are going to get.

At some point we need to replace our dilapidated picnic tables as well.

Some residents have asked for an area to be fenced off for a dog park and to fence in the north park by D to restrict it from pet use. Responses on Nextdoor and surveys of about 30 owners by the office came back about 50/50 for those for and against each project. There are many downsides and risks to having a designated dog park though the dog owners will appreciate it. For now unless there is a significant number of owners (like over 100) expressing interest in these changes they will likely be put off for another day.

Our Property Manager Christian Arciaga has moved on from Hawaiian Properties and his duties will be picked up by Corey Peters. Corey has extensive experience in property management and we look forward to working with her.

Michael Hernandez from the D building has officially joined the board. Michael has expressed interest in developing better tracking procedures for maintenance items as well as getting involved in the spall project to help with the communication. Remember that all of your board members are volunteers with regular jobs, family responsibilities and many of the same issues you have as an owner.

The board will be having its budget meeting soon to prepare the 2027 budget. Expect all projects paid for by our \$11,000,000 loan (DWV pipe replacement, new fire alarm and new standpipes) to be complete by the end of the year.

Expect your maintenance fees to increase to \$1255 for a 3 bedroom and \$981 for 2 bedroom. You will also have the option to pay off your portion of the loan. These numbers are my best guess and won't be solidified until all projects are complete and the 2027 budget is set. If you wish to secure a personal loan to pay off your portion of the association loan expect a 3 bedrooms portion to be about \$45,000 and a 2 bedroom to be about \$35,000.