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Waikalani Woodlands

AOAO

August 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

August was a rough month for the Association. While we did not get through Hurricane Lala unscathed it is important to remember that others lost their homes, vehicles, family pets and some even their lives from the storm. What we lost is just dollars and cents and we will recover.

Most significant was the loss of the north side of the C building roof. Commercial Roofing had just finished the GACO sealant coating just a couple days before the storm. The high winds caught under the east facing side of the roof and ripped the upper membrane off. If the Commercial Roofing safety line running the length of the roof hadn't been in place the entire roof may well have ripped off and fell to the ground. We also had 2 trees falling causing damage to railing at the C/D garage and to windows at the A building. 3 more trees were identified as no longer stable and had to be removed. All in all we are out around \$120,000 from damage. Insurance will cover the replacement of the C roof.

The owners of units that were struck by the tree at the A building will have to self pay or file an insurance claim with their HO6 policy to replace the many broken jalousie windows that were damaged during the tree fall. The tree that fell and caused damage at the A building fell from the middle of the jungle and then hit another tree that was next to the A building causing it to hit the building. We have spent \$160,000 removing trees this year. It is simply not feasible to remove every tree that could possibly endanger the community. We have a professional arborist, Kevin Eckart from Arbor Global, walk the property and assess priority trees for removal. We have acted on all of his suggestions.

Total Cost:

- Half the C roof we had just paid to recoat - \$46,000 paid for a roof that was destroyed by Lala
- Emergency repair of C roof until insurance claim can pay for a full repair - \$50,000
- Removal of 6 trees that were in danger of falling or had fallen - \$20,500

Damaged railing has been repairable by our staff so far. It appears we have gotten through the storm with no significant structural damage.

Everyone also got to learn how prepared they were for 3 days with no power and no elevators. My Verizon phone worked the entire time and kept me connected to the internet. The security phone and RM phone have been switched to Verizon from T Mobile.

In more bad news our 2027 insurance renewal has arrived with a \$74,000 increase over last year. That puts our annual insurance premium at \$741,000 a year. This breaks down to about \$2600 per unit plus each unit should have a personal HO6 policy with a \$50,000 supplemental loss assessment. HO6 policies are around \$800 a year. This puts each owner paying about \$3400 a year or \$283 a month to insure their \$400,000 apartment.

By the end of the year all of our major loan projects (Drain Waste Vent replacement, Fire Alarm upgrade and standpipe replacement) will be complete. By summer of next year the spall project should be complete. That puts us in a better position to explore different options for master insurance. One board member has already reached out to a new company and we will see what kind of rates we can get for 2028.

The DWV project is nearly complete but we are still waiting on housing enclosures for the boost pumps we will be installing to ensure upper floor units have good water pressure. Water pressure will be reduced when HPG installs a Board of Water Supply required backflow preventor at the end of the project.

The fire alarm project is nearing completion at the A building. There will be some final testing and sign offs by the city to verify acceptance of the new system. We are still waiting on the 10 Year lithium battery smoke detectors that will replace the faulty 9V battery detectors originally installed.

The standpipe project will be starting around mid September and be complete by the end of November.

The spall project is ongoing at the C/D garage and north stairwell at the D building. They will continue working their way through the community over the next year.

We are waiting on a bid from Eko painting to paint the silver fire alarm conduits and the new standpipes to ensure they have additional protection from the elements.

Lala delayed the B drain pipe realignment project. It continues to be an issue for the bottom floor units having trouble getting their toilets to flush. The project is expected to be complete in the next few weeks. B building residents will be without water for the entire day while the project takes place.

Other smaller issues addressed this month were some electrical issues with the contactors in the garages that were buzzing. A garage will get a photoelectric light sensor to turn the garage lights on when it gets dark. If it is successful we will fit the other garages with a light sensor. The current timer system doesn't account for stormy days when the garage gets dark during the day.

In the good news category our new taller 3.5 cubic yard trash dumpsters arrived. While they have a smaller footprint than our old 4.0 cubic yard dumpsters we actually get more capacity because we can fit 3, 3.5 cubic yard dumpsters in each dumpster room. They have more vertical space so that will cut down on trash falling out of the dumpster when they are being transported to the pick up area. The older dumpsters were well beyond their useful life and the new dumpsters should make trash days easier on the staff.

Our new property signs have arrived and many have been installed. Everyone should see signs on each floor with the building address and what units are on that floor. This should help first responders find units more quickly as well as help deliveries get to the right address. We are building enclosures for larger more visible driveway signs that are on site. We will also be getting property maps that will go in each elevator and at each visitor parking area to help deliveries locate units.

Be prepared for maintenance fees to go up significantly next year. We will start making payments on our loan with an expected increase of around \$200 for 3 bedroom units and \$150 for 2 bedroom. With our increased insurance costs and the need to build our reserves back up after the spall project we may see increases of another \$100. This is simply the reality of maintaining a 50-year-old building in one of the most expensive states in the country in 2026.