

Volume 1
Issue 7
October
2026

Waikalani Woodlands

AOAO

September
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

Here is your delayed update for what happened during September 2026. The majority of owners who answered the poll on Nextdoor wanted to continue with full disclosure of information on the public forums.

The Board had its annual budget meeting the first week of October and I wanted to wait for the 2027 budget to be complete before writing the update. So let's get the bad news over with. Going into 2027, 3 Bedroom units will have a monthly maintenance fee of **\$1,393.17**. 2 Bedroom units will be **\$1,080.01**. This is an increase of \$243 for 2 bedroom units and \$333 for 3 bedroom units. These numbers may change slightly as they are assuming we are using the full \$11M of our major projects loan. We will likely use closer to \$10.6M but we won't know for sure until the projects are fully complete at the end of 2026. Owners will still have the option to pay in full their portion of the loan. This will result in maintenance fees of \$858.28 for a 2 bedroom and \$1107.14 for 3 bedroom units.

The bulk of this increase is the principal and interest payments on our \$11M loan for the Drain Waste Vent, Fire Alarm and Standpipe projects. In 2026 owners were paying interest only payments on the loan and we had hoped to only have to increase the principal portion. However with the recommendation of the 2027 Reserve Study, the amount of reserves committed to the spall project and known future projects the most prudent move was to fund the reserves at a rate of \$53,000 a month. In prior years we were funding at \$33,000 a month.

Next Board Meeting is Thursday, October 29th at 630pm at the pool. We will officially approve the budget at that meeting.

None of the decisions of the last few years to commit to these major projects were taken lightly. Not committing to the projects ran a very real risk of losing our primary insurance and our maintenance fees would be roughly the same for the insurance increase as they would be for funding the projects. It doesn't feel like it but we were fortunate to get the DWV project completed as soon as it was for the price we paid.

I am sincerely looking forward to the day when the temporary storage areas come down and we don't have contractor vehicles and contractors all over the property. We will have another 8 or 9 months of the spall project as it makes its way through the property but hopefully come this time next year things will have slowed down considerably.

Speaking of the spall project, the first 1/3 of the C/D garage is complete and the north stairwell at D is complete. Eko Painting is continuing work on the C/D garage and repairs on individual unit lanais at the D building. Work will continue on the D and C buildings as the C/D garage is complete. Expect to have to empty the entire top level of the garage when it is time for it to be recoated and weatherproofed. It was discovered that the steel plates of the exterior stairs where they attached to the landing were getting water intrusion and rust. The Board approved additional work to address the issue. Expect even more issues to be discovered as the project continues. The current cost of the project is \$2,050,000 and it is fully funded by the reserves.

The Drain Waste Vent project continues to wait on the boost pump enclosures to be manufactured and shipped to the island. This has taken entirely too long but we are beholden to the engineers and manufacturers involved with the project. Expect to see the enclosures outside your buildings. They will be powder coated forest green to blend in with the other utility enclosures, such as the HECO electrical housing units around the property. The boost pump installation and enclosures are expected to be in place by the end of the year.

The Fire Alarm project continues at the A building. B, C and D building will be getting their official Honolulu Fire Department certification soon and the old fire alarm system will be removed.

The standpipe project has begun with equipment on site and trenching beginning at the A building. The new pipe will be hung under the 1st floor walkway. It is unsightly and may make moving a bit more difficult but the alternative was additional hundreds of thousands of dollars on the project to extend the trenching and underground portion. The new system is the way the engineers designed it. As the standpipes are a critical fire safety system and the city inspector is aware our old system is compromised and unserviceable the board elected to proceed with the quickest plan to get an operational standpipe system in place. The exterior pipes will be painted the same light tan color as the buildings so it will blend in more after painting.

The C roof damage insurance claim from Hurricane Lala is still ongoing. The temporary repairs are keeping water out of owners units. It was discovered that a rusted electrical conduit on the roof that holds power lines for the elevator is allowing water intrusion in the central stairwell. Whenever the final plan to repair the roof is finalized we will ensure that the conduit is repaired as well. Plans are also ongoing to effect repairs on the roof access doors and roof elevator and storage doors to mitigation water intrusion coming in from the doors during heavy rains.

The RM is confirming that all known roof and building leaks are being addressed. Warranty work, flashing repair and sealing and repairs to exterior cracks have been completed in the last few months. Owners have confirmed those leaks have stopped. The staff still has some work to do to reseal walkway sealant that has become unserviceable and is allowing some water to enter units from the walkway during heavy rains.

No interior leaks have been reported since the DWV project except for a few self induced leaks. We still have people forgetting they are filling their tub and having overflows. One unit also used the old out of service kitchen drain in their kitchen for a new dish washer installation and water drained into the walls. Units that have moved their washer/dryers to the hallway instead of the kitchen should be aware that the kitchen drain may no longer be connected to the main drain. This is not an issue for units that have always used the original building construction kitchen drains for their washer.

The pool has been completely drained and a new linear drain was installed at the bottom of the pool. This was necessary to get our new 5 year permit from the City to operate a public pool. 3 of our staff members have completed the Certified Pool Operator course. We can expect to have to recoat the pool bottom at some point in the next few years. We had also intended to do some recoating of the pool walking areas but the cost was prohibitive given our higher priorities. For now the RM has found some non slip mats that are placed on the pool walkways. This is a much cheaper way to solve the problem in the short term. The pool will be back in service soon.

We are still waiting on the B building drain angle change project. This was delayed after Hurricane Lala and the contractors expect to complete the project in 1 or 2 months. B building can expect to have all water turned off for the entire day as the repairs are completed. This project will ensure that all wastes properly drains from the B building and does not back up into the first floor units.

Our new property map signs have gone up in all the elevators. Thank Secretary Carole for the design. Enclosures will be built for property maps that will also go at all the visitor parking areas. New driveway signs are in place with solar lights to illuminate them at night. When the old fire alarm pull handles are removed we have signs that will go in the exterior walkways to cover the hole left by the removed fire alarm pull handle. Hopefully with all our new signs we can see first responders getting to the right unit the first time as well as a reduction in misdelivered packages.

We have been looking at adding a service called BuildingLink to the community to aid in communication. This service would allow mass texting to all residents and targeted texting during specific situations such as building or stack water shut offs. The service would be used sparingly but will give the Board and Staff another way to communicate with owners. There would also be an app based maintenance tracking system where residents can make maintenance requests through the app and see when the request is complete.

I plan on making a video that goes through the budget line by line and explains exactly what we are spending money on and why we are spending it. I hope this will lead to a better understanding of the budget for owners who want the information. I know no one wants maintenance fee increases but our property is 50 years old and dealing with these issues now is the prudent move. For 2027 we will continue with the spall project and we can expect some major bridge maintenance to take place around the 3rd quarter of 2027.

