Volume 1
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Waikalani Woodlands AOAO

October 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

October is over and November is here. It has been 2 steps forward and 1 step back for the last month.

The most pressing situation is the work done to change the drain angle on the main drain at the B building was not successful. As with many other repairs, conducting one repair just reveals more issues that need to be addressed. There is another shorter drain pipe back to the central drain point for the B building that also needs its angle changed. The plumber explained the issue is that the building has settled over the years causing the downflow portion of the drain to be higher than the upflow. This wouldn't be too bad except the people using flushable wipes are causing the wipes to get stuck at the angle change. This causes backup to the first floor toilets. The RM is working with the plumber to get a solution. We have multiple postings asking people to not use flushable wipes.

The major projects are continuing and will be done by late February 2027 hopefully.

The Fire Alarm is nearly complete at B, C and D buildings and certification should happen on November 20th. Work continues at the A building.

The Standpipe project is full speed ahead and much has been installed at the A building. There were some issues with the original trenching plan but that has been addressed. Expect Eko painting to paint the standpipes to match the building color. Hopefully we will have a certified standpipe system in the next couple of months in all buildings.

We are still waiting on the boost pump enclosures to finalize the Drain Waste Vent project. The enclosures have been the largest cause of delay as the manufacturer had much back and forth with the project engineer. This is what is causing the project to be delayed until next year.

The spall project continues at the D building and C/D garage. Additional spall was discovered on many lanais at the D 1 stack and Eko will be working to address the issues. Your lanai is considered a limited common element. The Association is responsible for original building construction repairs but owners are responsible to clear out the lanai and remove any non-OBC changes such as screens and extended lanais to facilitate the work.

Our electrical cables run through conduit that is encased in the concrete. That is why everyone should be careful drilling into the concrete in their units as well as informing any contractor conducting work in their unit to be away of plumbing and electrical lines running through the concrete. Some conduits have rusted and caused spall in the exterior stairwell walls. Our electrician and Eko are working to repair.

The C roof damage from Lala continues to be delayed. Our insurance agent wanted an additional quote before deciding what our payout will be. As there are a large number of buildings with damage from Lala there is a large delay getting any quotes for the work. The temporary repairs by Commercial Roofing continue to hold. There is a mystery leak in the C central stairwell that may be related to electrical conduit running through the roof. Work continues to stop that leak. It is hoped when we get our new roof that will solve the problem.

The mystery leak affecting the A 2 stack continues as well. Rainbow Roofing was on site conducting further warranty repairs that may solve the problem.

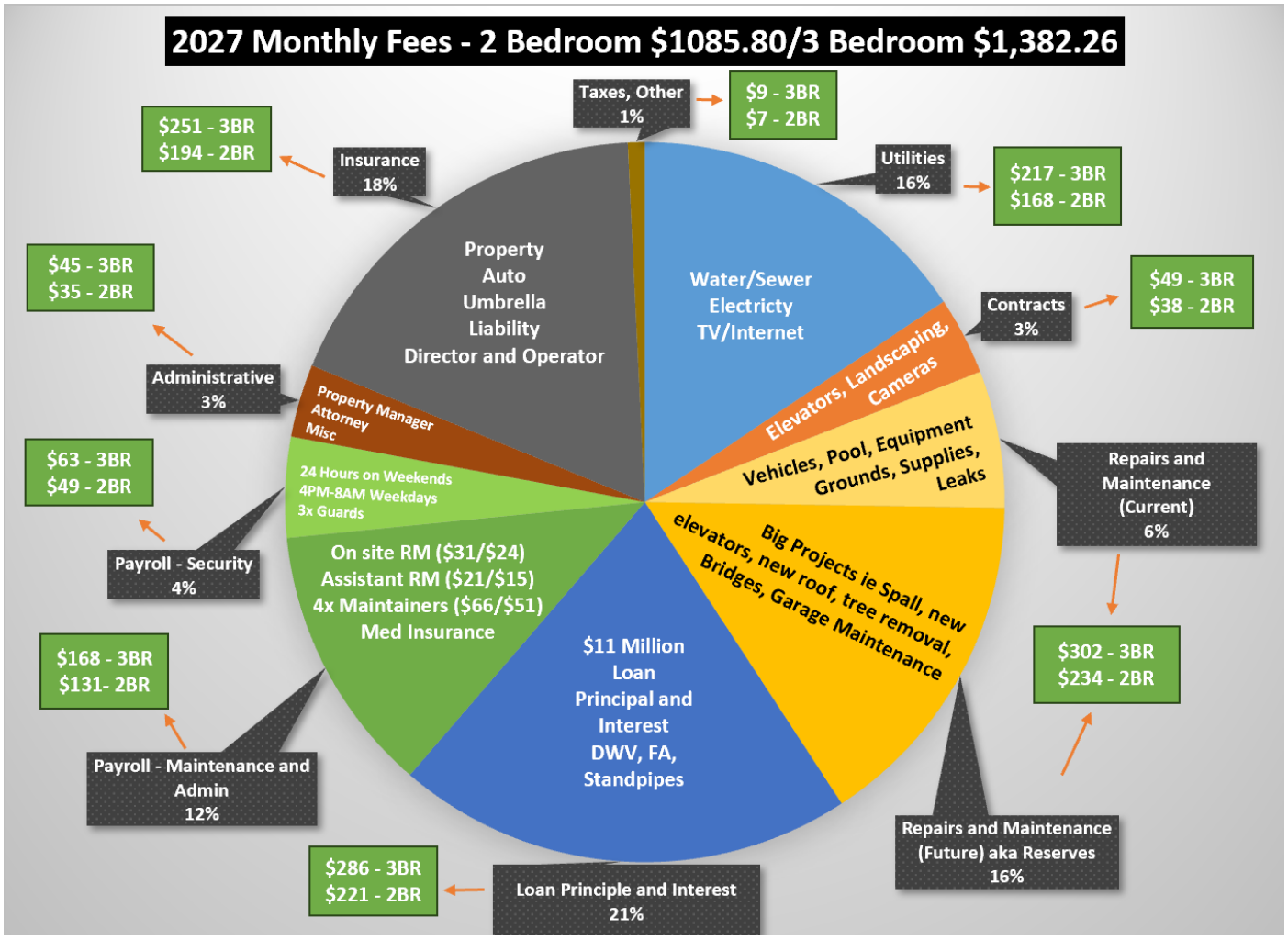
Christian Arciaga has returned as our PM taking back over from Corey Peters.

The 2027 budget was approved at the last board meeting. Expect your 2027 maintenance fees to be $1085.80 for a 2 bedroom unit and $1382.26 for a 3 bedroom unit. These numbers may change slightly as we finalize the last draw from our $11M project loan. Regardless if the projects are complete or not by the end of 2026 the 2027 fees will be in effect starting January 2027. More details will come for those who wish to pay off their portion of the loan principle.

Several units will also have an additional chargeback for non-obc work that had to be completed in their unit such as non-code compliant electrical work. My own unit had to have electrical work done for an additional $800. Christian will have that information and inform the affected units.

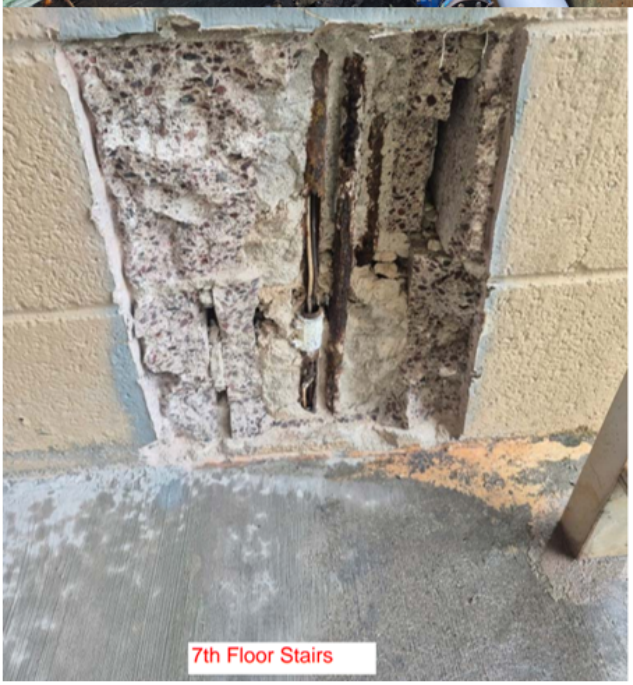
2027 will continue with the spall project and at some point after the mid year we will start looking at major bridge maintenance on our 3 vehicle and 1 pedestrian bridge.

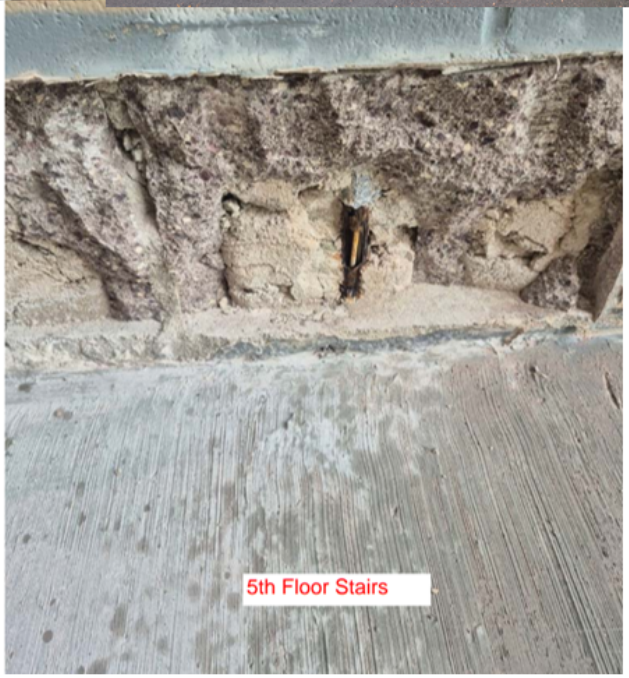
The attached chart shows a breakdown of your maintenance fees and where they are going.


2027 Monthly Fees - 2 Bedroom $1085.80/3 Bedroom $1,382.26
Taxes, Other 1%
$9 - 3BR
$7 - 2BR
Utilities 16%
$217 - 3BR
$168 - 2BR
Contracts 3%
$49 - 3BR
$38 - 2BR
Repairs and Maintenance (Current) 6%
$302 - 3BR
$234 - 2BR
Repairs and Maintenance (Future) aka Reserves 16%
Loan Principle and Interest 21%
$286 - 3BR
$221 - 2BR
Payroll - Maintenance and Admin 12%
$168 - 3BR
$131- 2BR
Payroll - Security 4%
$63 - 3BR
$49 - 2BR
Administrative 3%
$45 - 3BR
$35 - 2BR
Insurance 18%
$251 - 3BR
$194 - 2BR
Property
Auto
Umbrella
Liability
Director and Operator
Water/Sewer
Electricty
TV/Internet
Elevators, Landscaping, Cameras
Vehicles, Pool, Equipment Grounds, Supplies, Leaks
Big Projects ie Spall, new elevators, new roof, tree removal, Bridges, Garage Maintenance
$11 Million
Loan
Principal and
Interest
DWV, FA,
Standpipes
On site RM ($31/$24)
Assistant RM ($21/$15)
4x Maintainers ($66/$51)
Med Insurance
24 Hours on Weekends
4PM-8AM Weekdays
3x Guards
Property Manager
Attorney
Misc






7th Floor Stairs


5th Floor Stairs


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