

Volume 1 |
Issue 1
April, 2026

Waikalani Woodlands AOAO

March 2026
Update

*This will be the first of hopefully many monthly updates to come that will be posted on our website (waikalaniwoodlandsoahu.com), our **Nextdoor** group and the **Townsquare** site/app.*

From the President – Ike Walters

The biggest news from March is a change of our Board of Directors. Long time President Merle Kobashigawa did not seek re-election during our Annual Meeting. On site owner Emilio Godinez was elected and agreed to the role of Treasurer. Your current board, like previous boards, is united in ensuring the long term viability of our homes. This will be achieved by the completion of 5 major projects in the next two years.

1. The complete drain, waste and vent repiping of the community is nearly half complete. C and D buildings are mostly finished and the A and B buildings will be completed by August.
2. Installation of the new code compliant fire alarm system required by City and County Ordinance 22-002 has begun in the C building. All buildings are expected to be complete by September.
3. A comprehensive spall and post tension cable repair will begin in the C/D garage June 2nd . This project is expected to take a year to complete. When finished all three garages will have all incidents of spall and weakening post tension cables repaired, all areas will be repainted and the top floor of each garage will be re- coated with weather proofing preservation coating. Specific areas of spall to include 2 units in the residential towers will also be repaired.
4. Work is ongoing to determine the extent of repairs or replacement necessary for the 10 vertical dry firefighting standpipes in our 4 residential towers. Expect this project to start as soon as possible after a scope of work is determined.
5. After the previous 4 projects are complete, sometime in 2027 we will look to maintain our 3 vehicle and 1 pedestrian bridge. Expect spall repair, railing repair and scour protection to help prevent erosion to be installed under each vehicle bridge.

The heavy rainfall from the Kona Low storms revealed leaks in all 4 residential roofs. A and B buildings are still under warranty from roofing completed in the last 10 years. C and D buildings need new roofs. C building will be first as water intrusion was severe enough to enter the elevator. The heavy rains also highlighted the need for better slip prevention in areas like the lobby areas and garage entrances.

Other ongoing priorities are:

- **Begin installation of adhesive grip walking strips** to prevent slips in high slip areas.
- **Finish installation of new circuit breakers** in all the main panels
- **Repair the C trash chute** back to normal operation.
- **Remove trees** identified by an independent arborist **that may pose a hazard** to the community
- **New pool equipment** to help reduce the need for aggressive chemical balancing of the pool
- **New dumpsters are on order** for all buildings. They will be similar to the taller dumpsters A building uses. They are easier to handle for our crew. The smaller size will allow us to place an additional dumpster in the B, C and D trash rooms. Current dumpsters are reaching end of useful life.
- **Evaluating if it is time to purchase a new trash truck.** Our current custom 2006 Ford F350 fork truck is beginning to require extensive maintenance to ensure operation and we may only get a few more years out of it.
- **Possible addition of more security cameras** throughout the community. This is a lower priority item that will only take place if funds allow.
- **Better signage throughout the community** to assist with deliveries and first responders.
- Completion of a true **Waikalani Woodlands Operations Manual** to provide clear guidance to the staff and expectations to the owners. The manual is currently about 80% complete and the first version should be implemented in the next few months.

March marks the 1 year anniversary of **Resident Manager Bert Neuman**. He has been working non-stop since his hire in 2025.

I, like most of you, am ready for these major projects to be complete so we can get back to the more laid back normalcy of previous years. These projects have been the most invasive ever to our homes and everyone's patience has been appreciated as your walls are torn down and you endure the constant activity.

Waikalani Woodlands will be in a good position for the next 50 years.