

Have You Received Your Proxy?
It's that time of year.
Page 4



Easter Egg Hunt 2018
A hoppin' good time!
Page 5



In A Nutshell
A little bit of this,
a little bit of that.
Page 5

WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

APRIL MAY JUNE 2018

On Site With Dwight

RM Report, April, 2018

Earlier this year, Hawaii residents woke up to the False Ballistic Missile Alert. For some this was an eye-opening event. Others took the time to reflect on what is important in life. Some of us realized that we were NOT adequately prepared to survive such a catastrophe.

To alert folks to the different threats, the state's Emergency Management Agency announced it will begin each month testing using an "attack-warning" wailing siren that hasn't been used since the Cold War ended in the 1980s. You may have heard the difference during the February, March, and April emergency monthly alert testing.

Q-So how do we prepare? According to the Hawaii State Department of Defense, people in Hawaii need to prepare by having essential items stored and ready to use. These items include, but are not limited to the following:

EMERGENCY KIT RECOMMENDATIONS

14 DAYS OF FOOD, WATER and medications (per person):

- One gallon of water per person per day for drinking and sanitation.
- Nonperishable food.
- Manual can opener.

BATTERY-POWERED OR SOLAR-POWERED RADIO/ communication devices with extra batteries.

IMPORTANT DOCUMENTS in a sealed plastic bag:

- Identification.

- Debit and credit card information.
- Banking information.
- All insurance information.
- Healthcare directives.
- Copy of property title/deeds.
- Copy of prescriptions and dosages.
- Phone list of family and important numbers.

FLASHLIGHT and extra batteries.

PLASTIC BAG and ties for personal sanitation.

MATCHES, BLANKETS AND TARPS.

FIRST-AID KIT.

WHISTLE to signal for help.

PERSONAL HYGIENE ITEMS:

- Toothbrush and toothpaste.
- Soap and shampoo.
- Antibacterial hand wipes.
- Toilet paper.
- Deodorant.
- Eyecare (if needed).
- Moisturizing lotion.

Extra cash in small bins.



Q-What should we do in the event of a nuclear attack? If you hear the sirens, duck and take cover. There are NO designated fallout shelters in Honolulu, so go inside a nearby building and stay there. If you're at home, then stay home. Just avoid windows and, whatever you do, the department warns, "DO NOT look at the flash of light." Following

the detonation, the department recommends remaining in the shelter until "you are told it is safe to leave or two weeks (14 days) have passed, whichever comes first."

Q- What do we do once shelter is found? If shelter is found, remain there until you are told that it is safe to leave or if two weeks have passed. Stay tuned to local radio or TV stations for updates. You may be advised that it may be safe to leave for short periods of time to locate food, water, and other resources.

Remember, being prepared increases the likelihood of surviving an attack, an accident, or natural disaster. When planning, keep the young, elderly, and disabled in mind. For more information, please visit the State of Hawaii Emergency Management Agency website at <http://dod.hawaii.gov/hiema/>

As Ben Franklin said, *"By failing to prepare, you are preparing to fail."*

Dwight Gilman, RM WWAOAO April 2018 

Calling All Volunteers!!!

You Are Needed

The Bylaws for Waikalani Woodlands are in serious need of updating regarding sections on insurance and lanai enclosures. If you are interested in being



a on committee to review and bring about changes to the bylaws, please contact the office at 623-1532. Your WW community will thank you! 

WWAOAO Board Members

President: Merle Kobashigawa

Vice President: Jim Guzior

Treasurer: Larry Lee

Secretary: Carole Amrhein

Director: Phil Sunada

Director: Cyril Washington

If you wish to email the Board members, send the email to the

RM. A copy will be sent to each Board member.



WWAOAO Treasurer's Report

Period Ending March 31, 2018

For the period ending March 31, 2018, the financials are as follows:

As of March 31, 2018, the Association had available:

Operating account:	\$ 71,254.45
Reserve accounts:	\$2,003,575.75
Total cash and reserve:	\$2,074,830.20

CONTACT INFORMATION

Resident Manager: Dwight Gilman

Office Hours:

8:00 a.m. to 4:00 pm.

Office: (808) 623-1532

FAX: (808) 623-3600

Security: (808) 623-1500

Office email:

waikalaniwoodlandshawaii@gmail.com

Management Executive:

Casey Paet R® CMCA®

Direct: (808) 531-6847 ext 26

Fax: (808) 528-2804

Cadmus Properties

What Is A Reserve Fund?

A Reserve Fund is a fund of money created to take care of maintenance, repairs or unexpected expenses. Further, a Reserve Fund is required under Hawaii State Law. The law was enacted to help Condo Associations have a better chance of avoiding the dreaded "special assessment" to pay for unexpected emergencies such as elevator upgrades OR a new roof. It's called good financial planning.

A well-informed, and conscientious Board of Directors has to be objective, and know that any well-run association must have a twenty (20) year plan for grounds and building maintenance. Thus, the Reserve Fund is created.

These funds are set aside based on estimated costs provided by various sources in various industries, and services. The Reserve Funds are then set aside in Certificates of Deposit (CDs) to earn interest on our monies.

Over the last 7 years, interest rates have been very low. Our CDs have been the best the WWAOAO can get for 3 months, 6 months, or one year. The choice of time is left to the Board of Directors, who is usually advised by the Board Treasurer and the Management

Company representative. The Treasurer should know when the monies will be needed based on the maintenance projects on the calendar.

Your maintenance fees are doing good work for your home and investment. Let's hope no unforeseen need takes place. The important action for the Board is to stick to the budget. 🌿



Next Board Meeting

The next **Board of Directors Meeting** will be the Annual Meeting on Wednesday, May 9th, 2018. Registration begins at 6:00 pm and the meeting will begin at 6:30 pm. To be held in the pool/rec area. 🌿



Calendar

- **April 1, 2018:**
Easter Sunday
- **April 17, 2018:**
Tax Day
Due date for filing
- **April 22, 2018:**
Earth Day
Keep our planet green
- **May 1, 2018:**
May Day
Wear a lei!
- **May 5, 2018:**
Boy's Day
Bring out the carp windsocks!
Cinco de Mayo
Do you celebrate this fun holiday?
- **May 9, 2018:**
WWAOAO Annual Meeting
Registration begins at 6, meeting begins at 6:30 p.m. Pool/rec area.
- **May 13, 2018:**
Mother's Day
Do something nice for Mom!
- **May 28, 2018:**
Memorial Day
Never forget those who served
- **June 11, 2018:**
King Kamehameha Day
(observed)
- **June 14, 2018:**
Flag Day
- **June 17, 2018:**
Father's Day
Give Dad the day off
- **July 4, 2018:**
Independence Day
Watch a fireworks show

Why Make Rules

Who Needs Them?

Since history began, human nature has been the basis for putting one's own interest ahead of others. That interest has taken many forms along history's long, hard past. Words such as chaos, anarchy, turmoil and pandemonium were developed because of people who failed to be considerate of others and acted unreasonably.

For example, a few residents have been using visitor parking as their third personal parking stall. They have the House Rules, yet they choose to disregard the rights of others over interest that benefit only themselves.

Rules have an important purpose. They were designed, developed and enacted to address this and many other kinds of human inconsiderations. The main reasons for laws are:

- Set basic standard guidelines of how people should conduct themselves under their society
- Maintain order and compliance of those standards
- Serve as checks and balances for fairness

Laws are developed for particular reasons and according to the society for which they serve. For instance, a rule was made to prohibit open fires on lanais because of the known fact they are responsible for a great many disastrous and out of control fires.

Unfortunately, every society has their own, comparatively small, number of people who insist on chronically violating the rules to serve their own interest. This attitude has contributed to forcing the Waikalani Woodland society (association) to develop, maintain, and enforce rules approved by our members.

The primary reason security was hired is to protect our property (homes, vehicles, common areas), from theft, fire, and destruction and, it is expensive.

Changes to rules, policies and laws are inevitable no matter what. The most important reason rules are changed at Waikalani Woodlands is because they no longer serve their intended purpose.

The current Board of Directors with the assistance of our Resident Manager and Property Manager are about to tackle the monumental task of **changing useless, outdated and poorly constructed rules, declarations, by-laws and policies.**

Contemplated changes will be debated and receive consideration appropriate for that priority **BEFORE** any changes are made. We will prioritize and work a few at a time. If the good Lord willing and the creek don't rise, we may be done by the year 2030.

In conclusion, we would like to thank all you for your support over the many years. Through rough times and good, we have and will continue to survive with your continued steadfast support.

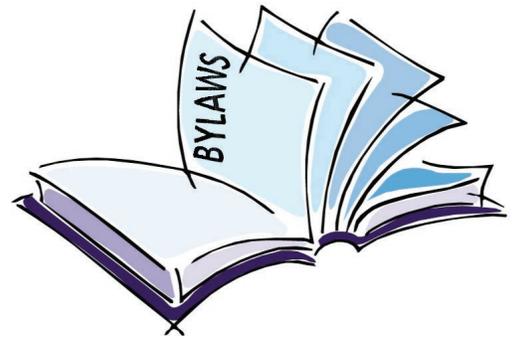
Mahalo for taking the interest to read this.
Phil Sunada, Board Member 🌿

Bylaws Vs House Rules

What's the difference?

What's the difference between house rules and governing documents?

In general terms, the governing documents (the declaration and bylaws in condominiums) tell you what the board can do and how far it can go in the actions it takes. The house rules are directives from the board regulating the residents' use of



apartments and common areas. This includes quality of life and safety issues such as apartment alterations, rules regarding pets, and move-in/move-out procedures.

Since the specifics of day-to-day living can change very quickly, house rules can be amended by a simple board majority. Since the governing documents deal with broader, big-picture issues, they are harder to change, usually requiring a super-majority, typically two-thirds or three-fourths of the owners.

Oftentimes, certain problems begin to arise and so the board will draft or amend a House Rule to remedy the problem. The intent is to always be fair to all and to provide a safe and peaceful environment for all who live here. 🌿

A Fond Aloha

Carol and Donald Milsop moved away in February to the mainland. Many will remember that Carol served as our board president for several years and Don served as our Treasurer more recently. This husband and wife team loved our community and served it well through their dedication and hard work.

We wish them the best in their new home. Aloha! 🌺

Have You Received Your Proxy?

Make Sure You Send It In!

Cadmus Properties recently sent out the pre-Annual Meeting packets to all owners at Waikalani Woodlands. Included in the packets were bios of all who are running for the Board of Directors, the Association financial information, a registraton form (in case you never filled one out or need to update your information) and most importantly, a form for your proxy.

Please mail in your proxy. When you don't mail in the proxy and don't attend the annual meeting, you are wasting your money as well as those fees paid by all owners. A meeting cannot take place without 50% plus one owners submitting proxies. Remember, if you put an X next to Quorum, you are saying have a meeting, but your proxy cannot be used to vote for anything.

Thank you to ALL OWNERS who mailed back their proxy. Even if you plan to attend the Annual Meeting on May 9, 2018 you should submit a proxy, just in case something prevents you from attending at the last moment. If you do attend, the Registration Clerk will give you back your proxy.

If you have questions about the proxy process, email the Board. In the subject line, type PROXY QUESTION. Emails sent on weekends, will be answered on the first working day. Otherwise, you will receive a response within 24 hours.

Please make sure you open any mail from CADMUS PROPERTIES or WAIKALANI WOODLANDS. Any time there is a ballot or a proxy, you owe it to the Association to vote. 🌺

REMINDERS

Worth Repeating

Don't feed stray animals around the property. This is against the House Rules. When food is just left out without being cleaned up, it encourages pigeons to gather and sometimes even wild pigs have shown up on the property, near the units.

Some residents are still not observing the quiet hours at WWAOAO. Section 6 of the House Rules state that between 10 p.m. and 8 a.m. are considered exceptional quiet hours. Extreme consideration must be exercised to prevent noise of any kind during the exceptional quiet hours. Warnings and fines will be imposed to those who do not adhere.



Remember, loud conversations, laughter and other party noises echo throughout the complex and everyone can hear. 🌺

TERMITES!

They Are Out There!

Each owner is responsible for the maintenance, repair, and replacement of their door, door frame, and any wood trim that surrounds the door.

Due to possible termite infestation, or long-term banging of the frame, some owners have had to replace the door trim around the front door of their unit.

Often, the termites are brought in to our units when we move in! Be sure to always remove any sign of termite droppings from books, etc. before you pack any items. The termites will seek to find wood in your unit, this includes decorative baskets! Below are some year-round maintenance tips for preventing severe termite damage.

For short people: To test to see if there is

termite infestation in the wood frame, use a broom handle with a lightweight dish towel wrapped around the handle, and putting pressure on the handle, starting at the bottom, press firmly on the frame, dragging the covered handle up one side, over the top of the door frame, and down the other. The handle will sink into the soft wood.

If you are tall, you can press firmly all around the frame to see if there are any "soft" spots. Spray if you find any!

Twice a year, spray the bottom metal shelf of each row of jalousies with a recommended termite solution. Spray the door frame, particularly where nails may be placed. If you are buying any new interior wood doors, particularly pine wood, you must treat the wood with termite solution, and then seal them with a good sealer.

If you have to replace the wood trim, prepare the wood against termites. Spray with termite spray, let dry, put a primer over the "treated wood", then paint. Paint is available by calling the Resident Manager (808) 623-1532. 🌺

Let's Talk Trash!

If you are new to living at WW, you may not know that you may be causing some damage or trouble at your trash chute.

Never put anything down the chute except ordinary trash. No boxes at all! Break down the boxes, carry them down to the ground floor trash room, and put them inside the room, standing against the wall. The maintenance crew will take care of the boxes.

No construction materials. No old carpet.

Too many times, the chutes are becoming blocked by too large a trash bag, or piece of folded cardboard that gets stuck in the chute.

Please be smart. If the chutes have to be repaired because of poor judgement on our part, we blow the budget by having to spend thousands of dollars with the cost of repairs! This means maintenance fees or rents may go up! We all have to use common sense! 🌺

Visit Us

on the web at

www.waikalaniwoodlands.oahu.com,

www.cadmusproperties.com/waikalani/

and on Facebook at

www.facebook.com/waikalani.woodlands.oahu

www.facebook.com/waikalani.woodlands.oahu



In A Nutshell

If you want your unit's jalousies to last longer and function more easily, you have to maintain them. Use a good silicone spray, and twice a year, spray each side where the mechanism that moves the jalousie is located. Spray from the top of the jalousie window straight down the side, and do both sides of all windows. Also spray around the knob that opens and closes the jalousies.

If you have any unit maintenance tips for residents, send them to the office with the words NEWSLETTER ENTRY in the subject line. The Resident Manager will contact the editor of the Newsletter.

The best way to deal with a WW issue is to send an email to the office, put TO BOARD ATTENTION in the Subject box. If you haven't had a response within 3 days, call the office at 623-1532. If you haven't had a response within 7 days, call CADMUS at (808) 531-6847.

The **upgraded door numbers** are available at HOME DEPOT.

Let's work together to make WW a much-desired home. 🌿

The WWAOAO Newsletters' Mission

Our mission is to inform, educate, and generally enhance your living in this unique Mililani property.

The writers will, to the best of their ability, be diligent, truthful, and accurate. However, unless so noted, this newsletter does not reflect decisions and opinions of the Board of Directors of Waikalani Woodlands AOO or the Management Company.

Please make sure your unit's owner/ or property manager sees the Newsletter.

EDITOR/LAYOUT/DESIGN:

Carole Amrhein

CONTRIBUTING WRITER:

Carol Anne Milsop

All Board members are asked for input, and review of the Newsletter when completed.

Easter Egg Hunt

It was Egg-stra Fun!

Waikalani Woodlands hosted its annual Easter Egg Hunt on March 31st at the pool/rec area. Fun was had by all and the Easter Bunny made an appearance!

In addition, we'd like to give a warm Mahalo to the many volunteers who helped to bring this about.

Contributors:

Sophie Kiper

Dotti Penn
Marshall Lorenzo
Phil Sunada
Debra Lee
Jennifer Decosta
Bredgett Carranza
Kristen Briceno & Family

Businesses:

Pa'ina Enterprises (tent and sound system)

Volunteers:

Anne Guzior
Merle Kobashigawa
Phil Sunada
Larry Lee
Dwight and Cassandra Gilman (and Family)
Again, thank you all! 🌿



We Would Like to Wish Our Fellow Owners—



Merle Kobashigawa
President



Jim Guzior
Vice President



Larry Lee
Treasurer



Carole Amrhein
Secretary



Phil Sunada
Director



Cyril Washington
Director

– a wonderful Spring and Summer!
Hope to see you at the Annual Board of Directors Meeting,
May 9, 2018 at 6:30 p.m. at the pool/rec area.
Registration begins at 6:00 p.m.

Waikalani Woodlands
Association of Apartment Owners
95-249 Waikalani Dr.
Mililani, HI 96789