

# HO6

Having an  
HO6 Policy  
It's a smart move.  
Page 3



Plumbing Hints  
From Owners  
A page full of info.  
Page 4



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

# WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

SUMMER 2019

## On Site With Dwight

RM Report June 20, 2019

This is an important report. In the past 8 months, we have seen a pattern of leaks and liabilities that has proven to be costly. From plumbing leaks to poor electrical installations, we will have our work cut out for us during the remainder of the year. Not just a general briefing of the first half of the year, this report will reflect the many details that make up the complicated and time consuming issues that are affecting the property.

**Buildings-** Leaks have dominated my time for the last 6 months. There were 7 leaks that were sizable enough that our master policy claim was filed for them. This created a financial problem as before the mitigation and repairs could begin, deposits were required. Besides that, we needed to act fast so that we could prevent the unhealthy growth from spreading. More than toilet rings and shower valve cartridges, the galvanized and cast-iron pipes are failing. Please see the galvanized "T", removed from a unit recently.

This is the second failed T in the last 6 months. The first confirmed report of a failed "T" is pictured below. It rusted through the threading.

Undetected, these leaks have the potential to cause the greatest amount of damage. Galvanized pipes can last up to 40 years. Our property is now 45 years old.

Due to these recent discoveries, checking the T is an imperative part of any leak investigation moving forward. I expect to see more "T" fails in the future. As a result, I am in the process of searching for a plumber to conduct plumbing inspections in 2020.

Garage and Building pressure washing was postponed until the Maintenance Team

completes projects that are of higher priority. Some of these projects included painting the lobbies with the slip resistant coating, tree trimming behind the C & D Garage, pig trapping, trenching several problem areas near the A Building Bridge, and preparing the office for renovation, which will begin in less than two weeks.

**Grounds-** It's been an unusual season with some extreme weather conditions. It's been hot, there's been strong rain, humid days/nights. There's been a lot of pigs seen on property. The maintenance team caught 9 pigs since March. Albizia trees are growing steady. We are doing our part to minimize the effect. The irrigation lines that leaked were repaired. The electrical rerouting at the A visitors parking is nearly complete. Other than those, routine maintenance continues.



**Pool-** The Summer started out pretty hot. The pool has faced usage, evaporation, equipment fail, rain, chemical imbalance. Mainly, the pool was shut down due to people not using the bathroom in the bathroom. Sometimes we are able to get the pool back to normal in a day or two. Sometimes, it will take longer. It is difficult to prevent. We are left with reacting to what we discover. School is out and we've seen busier years. Today we are especially proud of the pool.

It is with hope that it survives this weekend as we expect a lot of usage. By the time the office renovation is completed, we will have a sign in sheet which will record the people that come to swim, BBQ, or visit the office.

**Security-** There's been some struggle with the Security Contractor, Allied Universal(AUS). They have not performed as promised. There were days when no guard showed up without anyone calling to inform me of the absence. Although it was expected some of the guards would need more attention than others, the main problems stem from poor operations and scheduling. Things have improved over the last two weeks. Still, with a poorly run operations staff, we do not know how long the improvement will last. Myself and Phil Sunada have been weighing our options and our Security forces may change in the coming months.

**Crimes around the property-** There were a couple of instances where some homeless men came to steal flowers from our grounds. The person has since been trespassed. A motorcycle was stolen. On another occasion, a contractor forgot his wallet on the sign in sheet and someone swiped it, emptied the contents, then probably threw the wallet away. This constitutes theft. Police reports were made. We have not made a decision on what legal action we will take to protect our residents from future squirrely actions.

Generally, the property is well enough so that minor projects can be postponed until our finances are in a better position. The Association with its members are strong. The Board of Directors are sound. The Maintenance Team is better, stronger, and faster than last year. Administration has struggled but is impeccable. This concludes the RM Report for June 20, 2019. 

## WWAOAO Board Members

**President:** Jim Guzior

**Vice President:** Merle Kobashigawa

**Treasurer:** Larry Lee

**Secretary:** Carole Amrhein

**Director:** Sophie Kiper

**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 June 30, 2019

---

For the period ending June 30, 2019, the financials are as follows:

Year to date maintenance and cable revenue collected is exactly on budget at 100.1% of budget. Overall, for the year, things are still in good on paper with total revenue being 12.75% over budget. However, this includes \$94,203.78 in insurance proceeds. Even without this number, total revenue is 3.6% over budget.

Total cash:	\$ 220,937
Total reserve:	\$2,130,583
Total cash & reserve:	\$2,351,520

Total delinquencies were decreased by \$2,596 from May, but remain at \$74,886.68 from March. Virtually all of the increase is from units which owe for leak repairs.

## 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

## Additional Comments on Financials

In 2017, the WWAOAO board commissioned a comprehensive reserve study to determine what projects the Association needed to ensure the buildings and grounds were properly maintained. It was determined for the next seven years, that the reserve fund needed to be increased by approximately \$54,000 to \$55,000 each month during that period.

In 2018, the average monthly income was \$179,030. The average monthly expenses for both operations and capital projects was \$173,291. That's not much extra per month from the income.

Year-to-Date for 2019, the Associations average monthly income has been \$193,100 per month. The average monthly operational expenses and capital projects have totaled \$165,208. On paper, it might appear that 2019 has been a great year for the Association financially.

It hasn't. The Association has had \$285,472 in unexpected and unplanned expenses due to water leaks. Basically, that is over five month's

worth of reserve contributions for scheduled projects that had to be diverted to deal with the water leaks. So far, the Association has recovered \$94,204 of this from the insurance companies. That's still \$180,000 less than was budgeted for the reserve.

Bottom line is that on average the Association receives \$180,000 in monthly income, and it costs for both operations and future capital projects, approximately \$174,000. 🌿



## Next Board Meeting

The next **Board of Directors Meeting** will be during the month of September and/or October. Exact date to be determined. Once we know when to expect the draft for next year's budget, we will schedule exact dates. Announcements will be posted in the lobbies, elevators and social media. To be held in the pool/rec area. 🌿

# Having Insurance Is A Great Choice

It's A Smart Choice, Too

Buying insurance under a HO6 Policy is a wise choice. The annual premiums are inexpensive, and well worth the coverage. Call your insurance agent, and make sure you get coverage that includes leaks and mold.



If you have to pay for your own unit, plus any damage you cause to the Association property or other units, you could have costs in the tens of thousands of dollars. Not having insurance to cover all the damage will result in a lien against your unit.

By insurance standards, not enough owners at Waikalani Woodlands are updating the unit plumbing, and leaks are opening too many claims. The WWAOAO's insurance company has raised the deductible from \$10,000 to \$25,000. Are you in a position to write a check for \$25,000? It would be better for all owners to have enough HO6 insurance so you might only have to pay a \$500 deductible. Talk to your agent to see what will best protect you. 🌿



*DON'T be like this person who doesn't have an HO6 policy and then causes a major leak. He found out he now has to pay a \$25,000 deductible out of his own pocket!*

# Penalties And Fines

When I tell you the Board of Directors would love nothing better than to discontinue managing the House Rules it's the truth, but just one little matter stands in their way of that happening and it's called Violations. Notwithstanding violations, if everyone applied good ole common sense and respected the rights of others there wouldn't be a need for rules or enforcement.

Unfortunately and inevitably there will be those who disregard respecting the common rights of others and take unfair advantage of situations which is why Board are compelled to address these issues.

Why not just discontinue the practice of enforcement? Simply because if we do, this is what you can look forward to;

With certain people, noise will more likely increase and to unrestrained levels.

We already experience littering, could you imagine what it would be like with out enforcement? Dog poop? Dirty diapers, everyday trash?

Would your guest be able to find a place to park?

When returning home late at night, would you expect to park in your assigned parking stall?

According to Cowboy Bob, here are some important words you should make yourselves familiar with because of its practicality to save you time and money.

**DERELICTION:** deliberate or conscious neglect.

**PENALTY:** a punishment imposed or incurred for a violation of law or rules. Consequences or disadvantage attached to any action or condition.

**FINE:** sum of money imposed as a penalty for an offense or dereliction.

The **DERELICTION** or **NEGLECT** by new and long times residents alike are frequently found in appeal letters to the Board. Cowhand Bill experienced it too, as evidenced in the exchange below with Cowboy Bob:

**Cowboy Bob:** Hey Bill, How's it going with you today?

**Bill:** Not too good Bob.

**Cowboy Bob:** Why what's wrong Bill?

**Bill:** Well, the ranch foreman gave me the cowboy handbook (HOUSE RULES) about three months ago. By giving it to me I suppose he wanted me to read it right away so I would

know what the ranch expects of me. Believing the handbook wasn't all that important, I chucked it under my bunk (**DERELICTION**) until I got around to reading it.

But because I didn't read the handbook, I didn't know after riding the range hard all day I was supposed to feed my horses before I eat my supper. As a result, the ranch foreman docked (**PENALISED**) me a days pay \$50, for eating before my horse. Didn't read the handbook so I had no idea what this ranch expected of me. Had I known what to do, I wouldn't have done it.

## MORAL OF THIS STORY

Whether you are a long time or new resident, the question you must **IMMEDIATELY** ask yourself is "Do I want to save myself \$50 or more dollars and a bunch of headaches?"

If your answer is Yes,

**Simply familiarise yourself with the house rules and comply.** 🌿

# Plumbing Inspections To Begin

If you read On Site With Dwight in this issue, you know there will be plumbing inspections taking place in 2020. Arrangements will be made with a licensed plumbing company to visit your unit for a basic inspection.

Residents need to be present to let the plumbers in.

Notices will be posted once the plumbing company is selected who will perform the inspections, and when the inspections will begin.

It is **IMPERATIVE** that residents cooperate and allow the plumbing inspections to take place in their unit. Inspections are one of the best ways to prevent the type of catastrophic leaks WW has been experiencing. 🌿

# Revised Pool Hours

Until the office renovations have been completed, the pool area will be locked up at 7 pm. Normal hours will resume once the renovated office is open again. Thank you for your understanding and cooperation. 🌿

# Trouble Saving Advice

Be Prepared!

Water heaters are one of those appliances we rely upon every day. Whether gas or electric, they are generally very dependable and quiet. Water heaters can last for a decade or more and with this simple 3-step annual maintenance plan you can extend the life of your water heater even further and save money in the process. However, proper installation with a pan under the water heater is a wise choice. A factor that affects water heaters at Waikalani Woodlands is the climate. With lots of rain, and humidity, corrosion occurs faster. You may want to look into a “tankless” water heater. Always remember to consider how many people are using the hot water in your unit. Consult a licensed plumber for any advice on water heaters.

If you are installing a new tank, write the installation date on the heater, and advise the office of the installation date. Call (808) 623-1532.

There is an option for maintenance. It is a 3-Step process, but we recommend you have an experienced plumber do this for you:



- Dial down the temperature
- Test the T&P (temperature and pressure) relief valve
- Do a Mini-Flush

By following this easy 5 minute, 3-step annual maintenance plan, you can significantly extend the life of your water heater. 🌿

# Plumbing Hints From Owners

Good Advice!

Several owners have installed a panel for easy access to shut off valves. This of course means an owner or resident has to know how to turn off the valve. If a



plumber is visiting your unit, you may want to ask about installing a cut-off valve.



Check your toilet seals every year. They should be replaced every 4 to 5 years. Use bowl wax seals only. Buy seals for rear discharge. Your toilet empties at the back, not the ground.

Handy wipes are not bio degradable. The Board of Water Supply has issued a warning to owners that putting diapers, and wipes down the toilet can cause a back up into your unit. The water treatment system is not able to handle the wipes. Remember too please, no grease or fat down the drains. Empty into a jar or can, put it in a bag and bring to trash room on ground floor. 🌿

# Your Investment At Waikalani Woodlands

Your Home Is Your Castle!

You chose to own a condominium. You thought you didn't want a house and all the maintenance.



The fact is, that all owners have to maintain the inside of their unit, and repair any appliance, and fixtures within the interior area.

Every year, all owners should be cleaning out the dryer vent. Use a vacuum with a long hose. With the high humidity, check plumbing valves and water heaters annually. Your unit's faucets or connections could be leaking if you have not replaced your plumbing fixtures. Get a plumbing inspection. It is so much cheaper than having to pay a huge clean up bill. 🌿

# 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. DO NOT put kitchen garbage in the trash cans that are located in the garages.** Those are for your convenience to eliminate paper trash from your car. Please use the trash chutes to discard your kitchen/food refuse trash. 🌿

# WHAT NOISE MEANS TO YOU

Quite frequently, people under a government become angry and frustrated with their city or state representatives over matters which concern them without taking a step back and looking at the entire process. If they had only gone a little further, they would have discovered and might have agreed with the process that was taken.



Our system of government is such that when a crime is committed, the offender should be held accountable. It's the same with our little association based community.

One of the major concerns which affect a great many of our residents is noise, noise which knows no boundaries, noise which can cause a multitude of problems.

Put very simply, noise is an unwelcomed sound created by a person, animal or thing which intrudes into the private space of another. In short, it's something which violates your right to peace and quiet.

In order to maintain tranquility between neighbors, associations contract a security firm to perform the service of notifying a violator of his/her offense and hope that's enough to resolve the matter, and in most cases it is. However, every now and then, there is someone who fails to recognize or appreciate they are way too loud for such a residential community as ours.

Security issues the normal notice which is antagonistically accepted but immediately ignored and the community continues to be

disturbed and distressed. Security feels by returning to the scene only more problems will result and nothing will be resolved.

Many residents who continue to hear the disturbance are unaware citations holding the offender accountable have already been issued and will continue to be issued until full compliance is gained. In some extraordinary cases, the police were notified. The party causing the disturbance often doesn't realize that if the noise persists, the citations keep mounting. The offender later discovers he/she has accumulated several hundred dollars in fines for their failure to comply with the House Rules.

The loss of sleep/rest is a very serious matter to us. People become drowsy while driving, others become inattentive while operating machinery, and some have trouble staying awake at work. There is simply no excuse for this kind of inconsideration.

Mahalo for being considerate, your Waikalani Woodland association. 🌿

## REMINDERS

### Worth Repeating

**ALL OWNERS** are invited to attend any regular Board of Directors Meeting and the Annual Association Meeting. The Annual meeting is usually held within the first quarter of the new year. The only time we ask attendees to leave is when we are preparing to go into Executive Session. We hope to continue to see owners attend our meetings. It's been wonderful to see new faces and meet our neighbors.

**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. 🌿

### Visit Us

on the web at

[www.waikalaniwoodlandssoahu.com](http://www.waikalaniwoodlandssoahu.com),

[www.cadmusproperties.com/waikalani/](http://www.cadmusproperties.com/waikalani/)

and on Facebook at

[www.facebook.com/waikalani.woodlands.oahu](http://www.facebook.com/waikalani.woodlands.oahu)



## In A Nutshell

**Owning a condo** is a responsibility in several ways. An owner pays ALL fees itemized on a statement or letter from

the Board, the Association attorney, or Cadmus Property Management.

This includes, but is not limited to: Cable, NSF fees, late fees, parking violations, House Rule violations, and any legal fees the Association has incurred from an owner's decision to become delinquent in paying what is due the Association.

When the amounts owing rise on your ownership, a lien and/or a foreclosure action can legally be activated. You will also pay the legal fees for this action.

Plan your month carefully so you have funds to pay all the monies owing. Your cooperation is appreciated, and legally necessary.

**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 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 AOA or the Management Company.

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

EDITOR/LAYOUT/DESIGN:

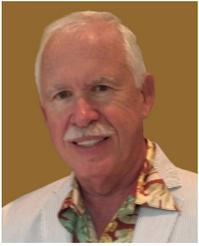
Carole Amrhein

CONTRIBUTING WRITERS:

Phil Sunada, Carol Anne Milsop

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

# We Hope To See Our Fellow Owners—



Jim Guzior  
President



Merle Kobashigawa  
Vice President



Larry Lee  
Treasurer



Carole Amrhein  
Secretary



Phil Sunada  
Director



Cyril Washington  
Director



Sophie Kiper  
Director

– at the next Board of Director's Meeting.  
Date, time and place to be announced.

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