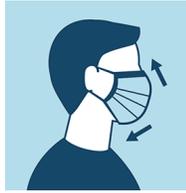




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WAIKALANI WOODLANDS

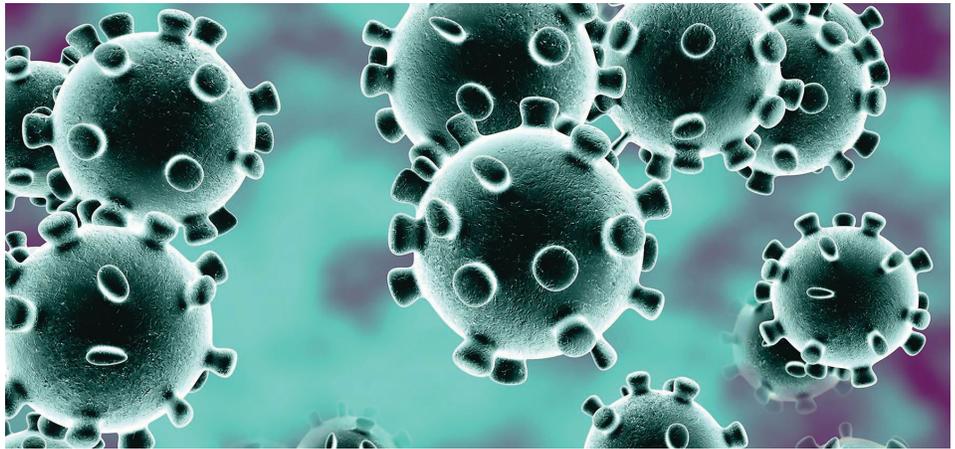
ASSOCIATION OF APARTMENT OWNERS

SPRING 2020

Coronavirus

Special Newsletter Issue

This issue of the Waikalani Woodlands newsletter will be mostly about the Coronavirus (Covid19) Pandemic. There is a lot of information out there and much of it seems to change on a daily basis. We wanted to present what current information we had for our residents, and we encourage you all to keep abreast of all changes that will continue to occur as we experience this most unprecedented time. 🌿



Coronavirus Do's and Don'ts

Whether you call it the Coronavirus or Covid19, it has disrupted our way of life beginning a few weeks ago. Some of us have been watching the news coverage on a regular basis and others (understandably) prefer to limit the amount of time they tune in.

To recap, the following are the Do's and Don'ts of Coronavirus:

DO Wash your hands. Often. For at least 20 seconds. Wash the back of your hands, the wrists, don't forget your thumbs and



under your nails. If you aren't around water and soap, use hand sanitizer (at least 60% alcohol) for 20 seconds. Wet Ones are an option, too if you don't have hand sanitizer.

DO Shelter in place. The governor and mayor have ordered it until at least April 30, but there is the possibility it will be extended. Leave the house only if absolutely necessary. Go home once you're done, and stay inside.

DO Observe the House Rules regarding noise.

DO Observe Social Distancing of at least 6 feet.

DO Wear a Mask when leaving your home.

DO Cough into a Tissue or your elbow.

DON'T Touch your face.

DON'T be in Groups of more than 10 people.

DON'T Loiter outside your unit on the walkways or stairwell.

DON'T Stockpile items such as masks or toilet paper. Leave some for the rest of us.

DON'T Believe Everything on the Internet unless it comes from a reliable source.

DON'T Take Leftover Antibiotics you have from a previous ailment. Antibiotics are not the correct medications to take for coronavirus. See your doctor if you start to

experience symptoms such as a fever, dry cough and body aches. Please note these are not all the symptoms of coronavirus. When in doubt, contact your doctor. 🌿

Sheltering in Place

As directed by our governor and mayor, we are under an order to shelter in place.

What does that mean, exactly? It means when not doing essential activities, we need to stay inside our units. Depending on our circumstances, it either won't be a big deal or it will be very challenging.

Exceptions to this order are going to work (if you're an essential worker), buying groceries or medication, going to a doctor appointment, caring for a relative, walking your pet or going for exercise. Once these activities are completed, we are supposed to go back home and stay inside.

If we all cooperate and do our part, it will help contain the coronavirus and eventually "flatten the curve," and it will help us to return to a more normal way of life again. 🌿

Payment of Maintenance Fees

During Coronavirus

Questions have recently been brought up regarding the possibility of reducing or suspending the monthly HOA (maintenance) fees to WWAOAO.

While the Board and Cadmus Properties would like to help ease the financial burden on its owners during these unprecedented times, the board has a fiduciary responsibility to make sure the association remains financially healthy. While a temporary reduction in fees may sound like it would be helping, in actuality it would actually have the opposite effect.

The AOA will not be receiving any breaks from its operating costs, and capital projects will continue to increase in costs. As it is, our operating costs will likely increase as a result of more owners being home. Reducing the maintenance fees would mainly impact the amount of money being saved for future capital projects. If the funding is reduced now, we will just have to increase it much more once the pandemic passes in order to “catch up”. A substantial increase in fees for all owners may have more of an adverse effect than keeping the fees the same, and collecting less now should a small number of owners fall behind. In summary, it is our position that it is better to work on a case by case basis with those needing it, to help them get caught up.

Please note that all evictions and foreclosures have been stopped state wide as mandated by law. Cadmus has also made it an internal policy to stop applying all late fees until this pandemic passes.

If you have any questions or would like to discuss this in detail please do not hesitate to contact Casey Paet directly at 808-531-6847, ext. 26.

Mahalo,

WWAOAO Board of Directors
Cadmus Properties

Additional Maintenance

During Coronavirus

In order to keep our residents and guests as safe as possible, Dwight Gilman and his crew implemented a better, stronger cleaning procedure of the common areas that have the highest exposure such as the elevator cabs and buttons, exit and entry handles, mailboxes, and other surfaces that may be touched by multiple persons. The surfaces are being cleaned and maintained using an industrial grade cleaner and deodorizer... the same type used in some hospitals.



We encourage social distancing for the moment and we ask not to crowd the elevators. You can also request to use the elevator by yourself or with your family only. I am sure and hope that people will understand your concern to be as safe as possible during this time.

We would like for our residents to take these measures seriously to ensure the health and safety of our residents, especially residents that are more vulnerable to the virus such as our elderly, disabled and people who have health issues or compromised immune systems.

We thank you all for your patience, understanding, cooperation and support during this time.

Stay safe everyone. 🌿

Annual Meeting

A Recap

On March 13, 2020, Waikalani Woodlands held their Annual Meeting.

Many thanks to the residents who turned in their proxies and who attended. We were able to meet our quorum with 51.95%, and hold our elections for those running for the Board of Directors.

Elected were the following:

Carole Amrhein, 2 year term
Merle Kobashigawa, 2 year term
Phil Sunada, 2 year term
Tony Goodrum, 2 year term
Cyril Washington, 1 year term

At the conclusion of the Annual Meeting, the following officers were selected:

Jim Guzior, President
Merle Kobashigawa, Vice President
Carole Amrhein, Secretary
Sophie Kiper, Treasurer

Congratulations to all who were elected, and thank to all who participated and turned in their proxies. 🌿



Next Board Meeting

At the conclusion of the Annual Meeting, the date of the next Board of Directors Meeting was scheduled for May 21, 2020 at 6:30 p.m., to be held in the pool/rec area.

However, in light of the mandate to shelter in place due to Coronavirus, this date is now tentative. Updates will be posted to the bulletin boards as we get closer to the tentative meeting date of May 21, 2020. 🌿



In A Nutshell

Have Some Courtesy

We are currently under a “Shelter in Place” order from our local government. This does not mean that it’s a constant party inside your home. Many people are still working, though their commute time has been drastically shortened. They still need to wake up early and attend meetings via Zoom. Please be considerate of your neighbors and observe the House Rules regarding the exceptional quiet hours for WW (from 10pm to 8am).

Smoking Outside

Please remember that smoking outside is only permitted by the “smokies” that are posted throughout the property. Do not smoke on the stairwells or while walking along the walkways. If you smoke inside your unit, please shut your windows and try to contain the smoke.

Do not sit and loiter on the outside stairwells; they need to be kept clear at all times.

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 AOAO or the Management Company.

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

EDITOR/LAYOUT/DESIGN:

Carole Amrhein

CONTRIBUTING WRITER:

Dwight Gilman

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

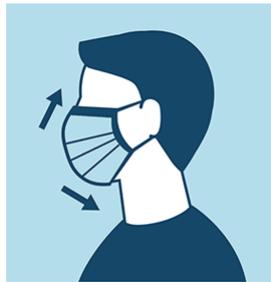
Masks

Little by little retail establishments such as grocery stores are requiring that people wear masks before entering to shop.

Although not explicitly required now, the time may come soon when everyone will need to wear a mask anytime they leave their homes.

Please be proactive and make sure you have a supply of masks to use, whether they are disposable, or hand made from leftover fabric. One can even make a simple “no-sew” mask from an old tee shirt and it’s quite comfortable to wear. Here is a YouTube link: <https://youtu.be/cIrrmlQtBko> . There are many more online. Masks can even be made from paper towels and rubber bands.

When wearing a mask, remember it needs to cover your nose. It should also cover your chin and not have large gaps at the sides.



Please take this seriously. If one person caught Coronavirus, it would rapidly spread through a complex as ours. Many of our residents

have health issues and if they were to catch Coronavirus, it could have devastating results.

When you leave your home, wear a mask. Help to protect not only yourself but your neighbors. 🌿

Closures

Due to the ongoing Coronavirus Pandemic and the new emergency government orders the office will be handling all calls and emails remotely during normal business hours at this time.

The entire recreation area will be closed, including the office, pool, bathrooms, park, tables and grills. The dog park will remain open.

We will still be accepting phone calls and emails during normal business hours, which are:

Monday – Friday, 8am – 4pm

Closed Saturday, Sunday and holidays

Office phone number is 623-1532. Email is waikalaniwoodlandsohau@gmail.com

24 Hour Security number is 623-1500.

Emails for Dwight may be sent to waikalaniwoodlandshawaii@gmail.com

We apologize for any inconvenience. Stay safe everyone. 🌿

WWAOAO Board Members

President: Jim Guzior

Vice President: Merle Kobashigawa

Treasurer: Sophie Kiper

Secretary: Carole Amrhein

Director: Phil Sunada

Director: Tony Goodrum

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.

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:

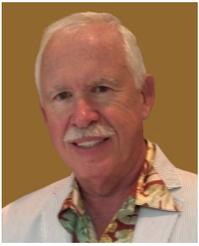
Casey Paet R® CMCA®

Direct: (808) 531-6847 ext 26

Fax: (808) 528-2804

Cadmus Properties

Your Board of Directors



Jim Guzior
President



Merle Kobashigawa
Vice President



Sophie Kiper
Treasurer



Carole Amrhein
Secretary



Phil Sunada
Director



Tony Goodrum
Director



Cyril Washington
Director

Wishes everyone to
STAY SAFE / STAY HEALTHY

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