

WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

SPECIAL ISSUE SUMMER 2021

New Management Company

Effective June 1, 2021 Waikalani Woodlands AOA will be under new management. Because of the collective experience, historical record, wealth of knowledge, and award-winning management team, Hawaiian Properties was selected as our Management Team. April Padello will be our Managing Agent. Please familiarize yourself with their contact information.

Hawaiian Properties
1165 Bethel Street
Honolulu, HI 96813
Office: 808-539-9777

Most of you should have received a packet from Hawaiian Properties which contained an introductory letter from April. Also included in the packet were payment coupons for our HOA fees along with envelopes, and a brochure with its own envelope for those who wish to enroll in Surepay.

If you have NOT yet received this, please contact **April** by calling her **direct phone number at (808) 539-9798** or by **email at aprilp@hawaiianprop.com**.

PLEASE NOTE that our HOA payment due June 1st should have gone to Hawaiian Properties. This payment needed to be made by check and mailed in using the pre-addressed white envelopes contained in the packet. Going forward you can either continue to pay using the provided coupons or sign up for Surepay.

Any concerning the changeover can be directed to April Padella. 🌿

CoVid Updates

Most of you have heard by now that masks are no longer required when outdoors, but should still be worn when in close quarters such as our elevators. Regarding the pool, the maximum number of people using the pool will increase to 25 and the time limit will be increased to 2 hours, effective immediately. Please continue to sign in as you enter. For the time being, keep the activity to only using the pool and do not host parties or prepare food. Have fun using the pool! 🌿

RM Report

Summer 2021

During my last report I explained the need for Imua landscaping to cut away some dead, hanging branches from some of the trees, the palm fronds near the A building bridge, and the hanging eucalyptus branches near the B building garage. I also mentioned that the maintenance team will be pressure washing the top deck of the garages, that building inspections would take place, and that hiring and retaining security guards was difficult. I mentioned I needed a third proposal for the C&D garage leak, we selected Rainbow Roof to replace the A building roof, we also completed the search for an engineer for the fire life safety evaluation completion... which is the design and installation of a new fire alarm system with smoke detectors in each room, in each unit on our property.

The C/D garage leak was repaired by Furuta Plumbing. We did not have to trench as anticipated. We ended up tying in the new supply lines to two different supply lines to firehose cabinets. The new copper piping was painted red for better visibility, the water pressure was tested, the fire inspector was made aware of the completion of the repair, and another inspection will not need to take place for five years. New plants will be added to the area and some of the sharp thorny leaves will be removed.

The welding on the rooftop stairs was completed. Rainbow Roof will be on site in the next couple of weeks to prepare for the replacement of the A Building roof.

Due to unforeseen circumstances, projects were rescheduled.

Pressure washing the A Building is postponed. The maintenance team will be centered at B Building. The lobby areas on each floor, the central stairwell, and the area behind the building will be deep cleaned and treated for pest control.

With regard to the fire life and safety evaluation (FLSE), we selected an engineer out of the three candidates. Pragmatic professional engineers were selected and a site inspection took place. New, completed plot plans will be furnished prior to bid selection. From there, we will focus on funding the project.

The elevator MOD at C building is nearly completed. The State Inspection is taking place

this week. The technicians have had no hiccups or obstacles. The new alarm system was installed through KB Electric.

Hawaiian properties started their contract on June 1, 2021. The transition from Cadmus to Hawaiian Properties did not go smoothly as anticipated. Fortunately, we acquired the services of a more professional, more experienced team. Cadmus served as best as they could and we parted as friends.

To conclude, we have half of the year left to strengthen our forces, to complete much needed projects, and to prepare for next year. Please wear your mask to protect yourself and others. PLEASE submit your proxy for the annual meeting coming up on July 16, 2021.

Mahalo to all 🌿

Annual Meeting

WWAOAO met on March 12 for its annual meeting but did not have enough to establish a quorum. The meeting was continued, and will reconvene on Friday July 16, 2021 at 6:30 P.M. at the pool/rec area. Sign in and registration will begin at 6 P.M.

We are still able to use those proxies that were received prior to March 12th. If you have already turned in your proxy, you are set. If you have NOT turned in your proxy, you will need to do so. Hawaiian Properties will be sending out packets for the annual meeting that will contain proxies, but only to those owners who have not yet submitted one. When you receive this, PLEASE SEND IN YOUR PROXY using the envelope provided. 🌿

CONTACT INFORMATION

Resident Manager: Dwight Gilman

Office Hours:

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

Office: (808) 623-1532

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Your Board of Directors



Jim Guzior
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Cyril Washington
Director

Hoping to see everyone at the Annual Meeting on Friday, July 16, 2021
at 6:30 pm at the pool/rec area. Registration begins at 6 pm.
PLEASE TURN IN YOUR PROXIES!!!

Waikalani Woodlands
Association of Apartment Owners
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