



**Security at  
WWAOAO**  
An Update.  
Page 2



**Masks**  
Don't ditch them yet!  
Page 3



**In A Nutshell**  
A little bit of this,  
a little bit of that.  
Page 3

# WAIKALANI WOODLANDS

ASSOCIATION OF APARTMENT OWNERS

WINTER 2021



## RM Report

Winter 2021

Greetings this holiday season!

As 2021 comes to an end, the staff of AAO Waikalani Woodlands would like to thank the owners and residents for being patient through all of the changes, for the efforts made to accommodate us through the noises heard while maintaining the buildings and grounds, and for reporting issues that would otherwise go unnoticed.

This past year brought many challenges from lockdowns and restrictive traveling, loss of employment and changes within households, and for some people, morals and values were questioned and tested. Projects within the community were developed, delayed, postponed, then rescheduled. We hosted a Covid-19 vaccination clinic back in November. Several people received their first doses of the vaccination while others received booster shots.

Through it all, we are proud of the progress in which we all took part of and we are excited for what the new year brings us.

2022 offers new challenges to start. With everyone's understanding, patience, cooperation, and support, another successful year is expected.

The annual forecast starts with preventative safety measures so high risk component inspections will be an ongoing process. Spall inspections took place with several reputable consultants that have worked around property before. Some of the recommendations will require work

that will cause delays, noise, dust, and other minor issues as expected, but it is imperative to the sound structure of our buildings.

Plumbing inspections will be conducted. A scheduling plan is being developed. Owners and residents are encouraged to schedule the inspection as soon as the opportunities are made available. This is a serious inspection that every unit will undergo. Owners, property managers, rental agents, and residents, should be advised and prepared. Anticipated to begin in late February.

Building inspections will resume after the holidays but registration (including pets), parking, noise, and moving enforcement are continuous.

Some of the improvements that are planned for this year include the elevator modernization at A and B building, the installation of pressure reducing regulators, and the replacement of the rooftop of C building. These are big undertakings and everyone's cooperation is essential for smooth transitions between projects.

There are plans for a new shelter for Security and Maintenance carts, sidewalk and road repairs, painting, better signage, and if gathering conditions continue to improve, in person meetings and community events are more likely to happen.

Enjoy the Holidays. Be safe and responsible. Until we see or speak to each other again, myself, Staff, and the Board of Directors wishes you a Merry Christmas and a Happy New Year!

Dwight Gilman 

## Latest on CoVid

Most everyone has heard by now that the latest variant named Omicron is beginning to run rampant both in Hawaii and on the mainland.

Despite this it does not appear that we are heading toward another lockdown or shelter in place as we did in the spring of 2020.

With the availability of vaccines and booster shots, businesses and restaurants have been cautiously opening up again, little by little. If anyone has been to a restaurant recently you would have noticed that you are no longer required to provide contact information.

WWAOAO has also lifted the restrictions we had in place for our pool area. Guests can now use the pool in addition to our residents. Proof of vaccination is no longer required. Still continue to use masks while at the rec area. Pool hours are from 9am to 9pm.

Thank you for your patience and for complying with the rules! 



## Next Board Meeting

The next Board of Directors Meeting is scheduled for January 13, 2022 at 6:30 p.m.

We are hopeful that the location will be at the pool/rec area, but if CoVid poses too large a problem it will be a virtual meeting held on Zoom. We will make a decision as it gets closer to the meeting date and will send out notifications. 

# Security at WWAOAO

## An Update by Phil Sunada

### Improvement Commitment

From the beginning it was understood going in-house with security wasn't going to be easy. A great deal of effort would be required along with a great many hours of training, monitoring, and guidance. The idea to go in-house with our security came about due to a number of undesirable events which needed to be resolved and remain to be a challenge:

- Accountability.
- Dependability.
- Productivity.
- Response that is immediate and didn't have to go through a third supervising party.
- Exorbitant security contracts which merely generated revenue for security companies with little to no benefit to our residents.

### Decision

Once the Board decided to take on this project it was determined the difference between what we paid a security company and what a guard was actually paid could be used to attract and pay for a higher caliber of guard. This system is performing adequately with on-going improvements as they develop and time permits.

### Tenure Difficulties

When a guard is given a choice between a commercial assignment and a residential assignment they will consider the following:

#### Commercial:

- Minimal, generally pleasant personal contact.
- Walk or ride around hitting monitoring buttons.
- Little to no responsibility.
- Duties very limited in scope.

#### Residential:

- Frequent undesirable personal contact.
- Patrolling w/the understanding of responsibility.
- Tremendous responsibility.
- Wide ranging duties w/nearly unlimited scope.

In consideration of these differences, it's no wonder why commercial assignments are more desirable even if it pays less.

### CoVid-19 Pandemic

The Covid-19 pandemic as well as other on-going lawless issues across the nation is causing the Board and Resident Manager to be more creative to meet these challenges as they arise.

### Self-Serving Behavior

All too often a guard will be hired on with his/her personal agenda inconsistent with that of our Association's and attempt to impose those misguided values on us.

### Poor Work Ethics

Very few guards come with acceptable work ethic; however, we are reaching out through advertisements and personal contacts.

### Guard Management

A considerable number of guards arrived with the intent to be paid for doing nothing. We worked with these guards until it became evident it would be fruitless to continue.

### Continued Efforts

We appreciate your patience and want you to know we are working hard to hire a good team of guards worthy of their pay.

Mahalo,

Your Board of Directors 🌿



# A Word on Noise

## And Hard Surface Floors

A reminder that we all live in a high density community that was built in 1976 when the designs were a bit different than today. In those days, the living and sleeping areas had flooring of carpet with a pad.

These days, the cost of hard surface flooring (ceramic tile and pergo) is much less than in years past. Many owners are replacing their carpet with these hard surface materials. And regrettably, are not also installing underlayment.

As a result, noise travels much more easily to our neighbors. Please review house rule 6 A, B, and C. It is the responsibility of the unit with the hard surface flooring to mitigate the noise.

"ANY noise which unreasonably disturbs other residents will be cited", per HR 6A.

Some helpful ideas include putting down area rugs or runners with pads, reducing the volume or stereo, TV and loud conversations. Mahalo for your help. 🌿

# Cruelty to Animals

There have been reports of extreme cruelty to animals on the WW property. Harming or killing an animal is against the law, under Hawaii statutes and the house rules of WW.

Offenders will face prosecution and hefty fines. 🌿

# WWAOAO Treasurer's Report

## Period Ending October 21, 2021

For the period ending October 2021, the financials are as follows:

Total cash:	\$ 687,265*
Total reserve:	\$2,649,144
Total cash & reserve:	\$3,156,409

Maintenance fees collected are 3.1% under budget for the year.

Cable fees collected are 2.8% under budget for the year.

Total income collected is 0.2% under budget for the year.

Anyone who has questions can contact the Board and we will provide additional information.

*\*Portion of this will be moved into the reserve fund.*



# In A Nutshell

## Have Some Courtesy

This bears repeating. During this pandemic some of us continue to work from home.

We 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).

Those who party like it's 1999, take heed and scale back the noise!

## EV Charging Stations?

Do you own an electric vehicle or are considering purchasing one? Several residents have expressed interest in installing their own EV charging station in their parking stall. If you think you are interested in this, please let the RM know. This has been one of the topics the Board of Directors has been discussing to determine how best to work out the logistics.

## Christmas Trees

Remember, if you have a live Christmas tree, do not try to stuff it down the trash chute when discarding it. It will damage the chute. Instead, bring it to the first floor so it can be discarded with the other green waste. Remove any tinsel. Trees are collected any time after Christmas through the first week of January.

## Paying Fines

If you're an owner who rents out their unit, you are responsible to pay for any fines incurred by your tenant. After paying, you can choose to get reimbursed by your tenant. 🌿



# Next Annual Meeting

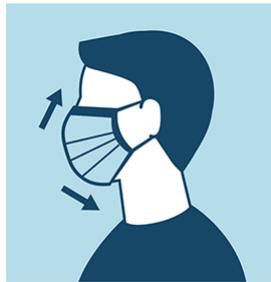
We are in the process of scheduling the next Annual Meeting of WWAOAO. Typically, this takes place sometime during the month of March. After we have determined the schedules we will notify the owners of the date, place and time. This will also be an opportunity for anyone interested to run for the Board of Directors. 🌿

# Masks

As restrictions start to ease up, please continue to wear a mask when in the common areas of WW, especially when in an elevator or on the walkways. You may be the only person on the elevator, but you never know when it will stop to let someone else get on. Please be proactive and make sure you have a mask at the ready. Our walkways are narrow and at times can have several people occupying a small area. Be considerate. The board has observed many people on the property who are not wearing masks. Omnicron is the most contagious variant so far and we need to protect each other Please Koku!

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

Please take this seriously. Omnicron could rapidly spread through a complex as ours. Many of our residents have health issues and if they were to become sick, it could have devastating



results.

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

## 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:

Dwight Gilman, Phil Sunada, Tony Goodrum, Carole Amrhein

# WWAOAO Board Members

**President:** Jim Guzior

**Vice President:** Merle Kobashigawa

**Treasurer:** Alan Kuyatt

**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:**

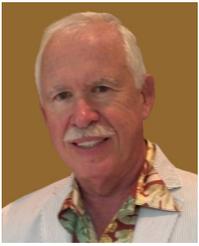
April Padello CMCA® AMS®

**Direct:** (808) 539-9798

**Email:** aprilp@hawaiianprop.com

Hawaiian Properties

# Your Board of Directors



Jim Guzior  
President



Merle Kobashigawa  
Vice President



Alan Kuyatt  
Treasurer



Carole Amrhein  
Secretary



Phil Sunada  
Director



Tony Goodrum  
Director



Cyril Washington  
Director

Wishes everyone Happy Holidays  
STAY SAFE / STAY HEALTHY

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