



Happy New Year

JANUARY 2022

A Note from the General Manager

Aloha Friends and Residents of Hawaii Kai Peninsula,

It is hard to believe that it is 2022 already, but then again not really. The past couple of years have been hard on all of us. It has been our pleasure caring for the needs of our community. We look forward to serving you in the coming years here at The Peninsula at Hawaii Kai. Here is some information to keep you informed about various items happening this quarter/year. Please remember to do your part and social distance, wear a mask, and wash your hands and we will continue to get through this pandemic together!

*Aloha,
Alex*



BOARD OF DIRECTORS AND HKP STAFF

General Manager:

Alex Bresslauer
gm@hkpaoao.com

HKP Site Office

(808) 396-5100
Office Manager
Carol Machado
office@hkpaoao.com

Maintenance Manager:

Harvey Akina, Jr.
maint@hkpaoao.com

Security:

(808) 366-5097

Board of Directors:

Kristin Caulfield, President – Cottage Rep
Cathy Korda, VP / Secretary – Colony Rep
Wilson Arroyo, Treasurer
Jon-Paul DelGaudio – Villas Rep
Michael Koch
Edward Lee – Carriageway Rep
Scott Meru
Denise Santilena
Lindsay Wong – Executive Residence Rep

Hawaiiana Management Co.

Maria Sabir, Account Executive
(808) 593-9100

BOARD COMMITTEE UPDATES

The HKP Board has standing committees which focus on specific areas of concern and submit proposals to the board for consideration. Following are updates from these committees:

CONSTRUCTION DEFECTS REPAIRS COMMITTEE

Aloha,

It has been an eventful year for litigation work. Please see the list of accomplishments below. Mahalo

The Colony

Permits:

1. Exterior Repairs Buildings 6, 7 and 8- **Received**
2. Building 6 Stairway Repairs - **Received**
3. Building 6 New Electrical & Landscape Submitted on 5/27/2021- **on Hold. Design team to update set with new modular planters and paving system.**

Construction Progress:

1. Exterior Repairs on the following stacks: 6X17, 6X11, 6X05, 8X03 and 8X24- **Completed**
2. Parking Garage Temporary Crack Repairs Buildings 6, 7 and 8 - **Completed**
3. Exploratory Work completed on Buildings 7 & 8 to determine the exterior repairs - **Completed**
4. Building 6 South Tower Stairway Repairs- **Work in progress.**
5. Building 6 South Courtyard & Walkways/Podium work - **on hold. Pending AOA Confirmation on Redesign with modular planters and paving system layout. Colony 6 courtyard, waiting on building permit.**

Cottages and Villas

Permits:

1. Cottage Cluster 4A Sill track repairs- **City & County Review In Progress**
2. Villas Cluster 1400B Sill track repairs- **City & County Review In Progress**

Construction Progress:

1. Villas Slab Repairs -Completed
2. Cottages Slab Replacement- Completed
3. No other work is taking place at this time

SECURITY UPDATES

The Board was informed a dog on property attacked and injured another dog on property. Please be aware all dog owners are responsible for their animals and need to be vigilant when it comes to ensuring their animals do not place others or their animals at risk. If an animal injures a person or another animal without provocation, its owner may be asked to remove the animal. These incidents are serious and require the Board to be vigilant because these types of incidents expose the Association to liability. All animal owners need to be vigilant in ensuring the safety of their neighbors and their neighbors' pets."

UPDATES ON LAWSUITS

In response to inquiries from owners about why our legal fees have been so high, these are short summaries of the five cases and legal fees spent to date.

Hioki Case: Mold

Law Firm: Ekimoto & Morris, Lawyer: Dan Oyasato

Mr. Hioki claims negligence and breach of duties against the AOA/BOD. Mr. Hioki alleges we are responsible for mold damage to his unit. In December 2020, the exterior walls to the unit were opened and no evidence of sill track damage or water intrusion were found. Most recently, RLB and Air Care Hawaii assessed the outside walls, and no evidence of water intrusion or mold were found.

Approximate associated legal fees to date: \$121,317

Lawrence Case: Boat Dock

Law Firm: Ekimoto & Morris, Lawyer: Dan Oyasato

Background: In 2019 the BOD terminated all boat slip leases, increased dues and updated the Boat Dock Rules. AOA/BOD filed a claim against Mr. Lawrence for possession of the boat slip he had leased from the Association after he chose not to sign a new lease and thereafter continued to violate numerous boat slip rules.

Approximate associated legal fees to date: \$32,000

TKO Rubbish & Recycling LLC, Terri Lo and Nikolas Nikolaidis: Trash Compactor

Law Firm: Bays Lung Rose & Voss, Lawyer: David Major

AOA/BOD filed a case against TKO Rubbish & Recycling LLC, Terri Lo and Nikolas Nikolaidis for fraudulently taking the HKP deposit, failing to do any work and refusing to return the money. The trial date is set for 9/26/22.

Approximate associated legal fees to date: \$21,652

Santilena Parking Stalls

Law Firm: Ekimoto & Morris, Lawyer: Dan Oyasato

Denise and Michael Santilena park in a tandem stall in the Colony garage. They own a SUV and a truck that could be parked properly within the assigned stalls. They refused to comply with the rule that requires the tires to be parked in front of the cement parking block. The case is presently in arbitration.

Approximate associated legal fees to date: \$27,000

Santilena Boat Dock

Law Firm: Ekimoto & Morris, Lawyer: Dan Oyasato

Background: in 2019 the BOD terminated all boat slip leases, increased dues and updated the Boat Dock Rules. AOA/BOD filed a claim against Mr. Santilena for possession of the boat slip he had leased from the Association and after he chose not to sign a new lease and thereafter continued to violate numerous boat slip rules.

Approximate associated legal fees to date: \$45,000

COLONY

REMINDER: All the original appliances in the Colony are approaching 12 years old and are reaching their useful life. Owners are urged to maintain these according to the manufacturer guides and be alert to leakage. Several owners have reported water heater leaks requiring immediate replacement. Dryer air ducts should be cleaned yearly.

PROPER USE OF GARBAGE DISPOSAL IN APARTMENTS *your garbage disposal is not a trash can*

Do you ever wonder what can and can't go in your garbage disposal? Do you just assume that you could put any food into the garbage disposal, and all would be fine? Not true! While garbage disposals are one of the most frequently used items in the kitchen, it may be easy to overlook how to keep it in top shape. Here's a look at 10 things to avoid sending down the drain. Avoid putting these things in your garbage disposal. And avoid unnecessary clogs or back up for you and or the neighboring apartments below.

- Paper, plastic, glass: Avoid dropping down paper such as coffee filters, or bits of packaging as you are taking items out of their wrappers. Any non-food item can affect a disposal from doing its job.
- Coffee grounds: Coffee grounds in excess can act in a similar manner to rice and pasta, clogging up both the blades and the pipes.
- Egg shells: The pieces of shell can linger in the pipes and cause a blockage. Eggs shells used to clean or sharpen your disposal blades is a myth.
- Shells from shellfish or bones: Bones from items like chicken, or shells from shellfish can break off and get caught in the blades.
- Vegetable peelings: If you are peeling a bunch of potatoes or carrots, place them in your garbage instead of sending them down the disposal. The peels in excess can gum up on the blades and in the pipes, backing up the system. Peelings are one of the most common causes of drain back-ups.
- Fruit pits: Cherry pits, peach pits, nectarine pits – any type of fruit that has a hard, middle seed.
- Celery stalks: Celery is string-fibrous and can produce the same effect as vegetable peelings. Avoid sending celery down in excess. This vegetable should never go into your disposal in any amount.
- Fats and grease: Fats and grease will adhere to the pipes over time, creating backups and clogged pipes.
- Pasta: Starchy substances will stick to both the blades and the pipes. In excess, pasta can quickly cause backups.
- Rice: Rice is like pasta and will cause backup when put down the disposal in excess.

ANNUAL A/C INSPECTION

- An Annual A/C Maintenance is required for every Colony unit.

The HKP Management Office has a list of vendors who have performed the required Annual Inspection work in the Colony, as well as installation of new units. It is advisable to get a quote from more than one company to compare services and prices.

SIGN UP FOR aXess Point

We are pleased to introduce the aXess Point mobile application where you can access all things HKP at your fingertips. The app provides the following:

COMMUNICATION

Receive alerts about critical information regarding the community such as water shut-off notices.

DOCUMENTS

Access important documents such as house rules and by-Laws.

RESERVATIONS

No more having to call or visit the manager's office to schedule an amenity reservation. Do it all from your mobile device - in seconds.

ONE-TOUCH CONTACT

Access management and security using one-touch dial from the aXessPoint mobile application.

Contact the office for instruction sheet

EMPLOYEE SPOTLIGHT



We all see Bob and Fred scoot by in the golf cart as they proceed from one project to the next on our property. They are always smiling and have a friendly wave for all. We thought you would like to know a bit more about these two dedicated workers.

Bob has worked here for 11 years, and his favorite food is Korean while Fred, who has been with us for 3 years, likes "everything with rice and gravy all over."

Bob enjoys all things to do with cars and motorcycles from building, riding, and racing. Fred likes painting football figurines and hunting on the Big Island where his dad owns a macadamia nut farm.

Both men totally agree that their favorite pastime is spending time with and helping their Ohana and loved ones.

Mahalo to Fred and Bob for all they do to keep HKP running and in good condition!

KEEPING THE OFFICE UP TO DATE

Please update the office with any changes to your information including your email address, phone numbers, emergency contacts, vehicle information, and other useful information. Contact the Management Office to request a Registration Form to complete and submit with your changes.

UPCOMING HOLIDAYS

(Office CLOSED on observed holidays)

January 17 –  Dr. Martin Luther King Jr. Day (*observed)

February 14 – Valentine's Day 

February 21 –  President's Day (*observed)

March 25 –  Prince Kuhio Day (*observed)

*(*If you should need immediate assistance or a guest parking pass, please call Security at #808-366-5097)*

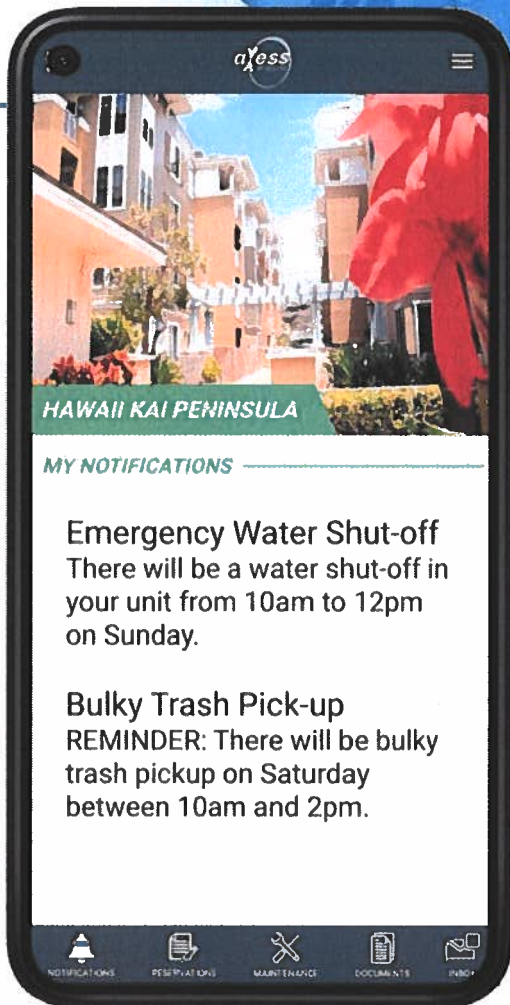


photos courtesy of owner R. Liu



Hawaii Kai Peninsula

"Stay informed of all emergencies impacting your community"



HOW TO GET THE APP

ACTIVE USERS (means you have previously registered an email with the HKP Office).

When you receive an email from Hawaii Kai Peninsula, please open it on your phone and follow the instructions.

Install "**aXessPoint 2.0**" app and open. Use the temporary password provided to login. Once you have logged in, please go to your profile on the top right by tapping on profile icon and change your password for aXessPoint.

If you do not receive an email from Hawaii Kai Peninsula, please follow the steps below:

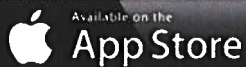
NEW USERS (means you have not registered an email with the HKP Office).

STEP 1: Go to the App Store on Iphone or Google Play Store on Android.

STEP 2: Search for "aXessPoint 2.0", select it and install.

STEP 3: Tap on the "aXessPoint 2.0" icon to launch the app Select "**Sign Up**" and the "**Click here to scan your property**" and hover phone on the QR Code box that you see on your left to scan the image OR Select "Property Code" and manually input the ACCESS CODE **hawa49** that you see on your left (case sensitive). Proceed to register.

STEP 4: Select "**sign up**" and fill in the fields, submit and wait for your manager's approval message. Once approved, you may log in.



ACCESS CODE:
hawa49



REGISTRATION OWNER _____ RENTER _____
 Rental Agreement Rec'd? _____

Date: _____ Unit# _____ 520 580

NAMES OF ALL RESIDENTS	M/F	Adult/Minor
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Home Phone: _____ Cellular (adults): _____
 Business: _____
 E-Mail(s): _____

Vehicles: Only 2 parking decals per household without Resident Manager's approval.

Make/model	Year	Color	License #	Decal #	Colony stall #
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Third Vehicle: *Approved by GM ONLY* _____ Date: _____

Make/model	Year	Color	License #	Decal #	Colony stall #
_____	_____	_____	_____	_____	_____

Bicycles*, Mopeds, Motorcycles, Watercraft*: (* decals required for bicycles; fee for watercrafts decals)

Item to be registered: _____ Make / Model: _____ Color: _____
 Identification #: _____ License #: _____ Decal # _____
 Item to be registered: _____ Make / Model: _____ Color: _____
 Identification #: _____ License #: _____ Decal # _____
 Item to be registered: _____ Make / Model: _____ Color: _____
 Identification #: _____ License #: _____ Decal # _____

Gate Remote #: _____
 Pedestrian Gate Cards: _____
 HKP Pool/Exercise Room Key: _____
 Colony Lobby/Pool Key: _____

Name and Address of Owner, if not living in unit
 Owner Name: _____
 Address: _____
 Phone: _____ Cell: _____ Email: _____
Agent/Local Emergency Contact: _____ Phone: _____
 Address: _____ Email: _____

I have received a copy of the House Rules.
 Signature: _____ Date: _____

Special Instructions:

