



# Royal Kuhio Reporter

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## At the November Board Meeting

At the regularly scheduled November 1, 2007, Board meeting, Directors reviewed the various managers' reports and financials. In addition to the typical business, two committee reports are of particular interest to owners. First, Director Bill Sweatt reported on the committee's recommendations for three window tinting products. After hearing his presentation, Director Herbert Loo moved and Director Milton Brown seconded a motion to accept the committee's recommendations. As discussed in the previous newsletter, owners are strongly encouraged to apply approved tinting to their lanai sliders to reduce energy consumption. For details on the acceptable tints, please contact either building manager Lane Yandell or managing agent Nina Brunski.

Like people everywhere, the Royal Kuhio Board is concerned about reducing energy consumption. An owner asked the Board to provide outlets for charging electric vehicles. Former Board member Margo Lane graciously offered to head a committee to look into this matter fully.

## Annual Meeting

A few days ago you should have received the materials for our 2008 Annual Meeting. According to the theory, Annual Meetings are a time for owners to celebrate what has been accomplished in the previous year, to elect a portion of the Board of Directors, and to conduct other necessary business. Thanks to Director Herbert Loo, the Royal Kuhio Annual Meeting truly is a joyous time! Thanks to Mr. Loo's enthusiastic shopping, no one leaves empty handed; there is an abundance of door prizes for everyone.

This year we have three terms to fill. Our by-laws provide for over-lapping terms and every year three positions must be filled. Directors Milton Brown, Herbert Loo, and Janet Richards have all indicated their willingness to continue on the Board. The official mailing included letters of candidacy from other owners seeking to join the Board, and of course nominations are encouraged from the floor. The Royal Kuhio election will be a lively one indeed!

Directors are elected to represent the Association as a whole. Although they naturally see things from the perspective of their own individual interests and experiences, their responsibility is to the common good of the building. Thus, it is desirable that there be diversity within the Board. Happily, we do have a wide range of skills and backgrounds on the Board. Mr. Brown is an attorney. Mr. Freund has a business background. Ms. Hata speaks Japanese. Mr. Sweatt actually lives in the building. Ms. Richards has been involved in community service and enjoys working on special projects. Mr. Loo, in addition to his unofficial role as purchasing agent, has worked in construction and helps the Board understand the numerous issues related to our physical plant. The Royal Kuhio is fortunate, indeed, to have a cohesive yet varied Board.

Here, too, it is important that you participate in the election. It is important that you attend the Annual Meeting. Registration is at 2:00 p.m. and there will be a tasty, complimentary buffet. The actual meeting gets underway at 2:30 p.m. We cannot hold the meeting unless at least 50% of the owners are present, in person or represented by proxy. Because it is cumbersome and expensive to reschedule a meeting if a quorum of owners is not present, we ask that you send in your proxy form now, if you haven't done so

already. Then, when you register at the door, the proxy will be returned to you. If, somehow, you are not able to attend the meeting, the person named as your proxy will act on your behalf. You can assign the proxy to anyone you think will represent your best interests. If you are not sure whom to name, you may make it out to any individual Board member or to the Board as a group.

And remember, everyone who attends the meeting leaves with at least one useful door prize, selected carefully by Mr. Loo.

## Spalling Repairs

We have now completed the spalling repairs to the low-rise section of the building. The waterproofing work is anticipated to be finished on the low-rise apartments by mid-March. Work has proceeded on schedule and we're happy to say there have been no major surprises or problems.

Currently, work is underway on the high-rise apartments. These apartments have two lanais each. Because of the configuration, in some apartments both lanais can be repaired simultaneously; in others, the work will be done at different times. We expect to be done with the noisy, dusty work by mid-May.

The Board and building staff appreciate the fine cooperation from all owners and residents during the process. The disruption wasn't fun for anyone, but it was essential to maintaining the structural integrity of our beloved building. And we especially appreciate the prompt payment of individual owners' shares; this is essential for maintaining our fiscal integrity!

## Lanai Coatings

Quick! What's the most important thing on your lanai? If you answered the ice-cold beverage garnished with a slice of fresh pineapple, I hate to tell you you're wrong. But the truth is that the essential component is the waterproof membrane on top of the repaired concrete and beneath the beige topcoat. This membrane is easily damaged, and when it is, moisture seeps in and leads to spalling. Therefore, the Board has determined that to protect the building and to forestall another round of expensive, disruptive spalling repairs, no covering of any kind is permitted atop the painted surface. Tile is not permitted. Carpet is not permitted. If you have any questions about what type of covering or coating *is* permitted on the lanai, please see our manager, Lane. He'll be happy to explain to you that nothing is permitted other than a specific type of paint, your choice of colors.

## Fire Safety, More Important than Ever

Perhaps you remember reading in the last Newsletter that Director Herb Loo had presented a lecture on fire safety at the July meeting. His remarks proved timely because just a couple of weeks later, the Royal Kuhio experienced a dramatic fire on the 7<sup>th</sup> floor. Fortunately there were no serious injuries and the building was not seriously damaged. The kiddie playground, however, was a total loss. New equipment and new ground padding have been ordered. We expect they will be installed shortly after the Annual Meeting.

The day after the fire, Ms. Hata visited the property and reassured the Board that things could have been worse; some of the reports on the TV and in the newspapers made it seem like the movie, "Burning Inferno." During the subsequent investigation, Mr. Loo met with our manager, Lane Yandell. All in all, what could have been a frightening, expensive and even tragic episode turned out to be a relatively minor incident. By the way, upgrades and improvements to the fire-warning system had just been ratified at the November meeting. Here, too, all owners owe Mr. Loo a vote of thanks for working with Lane on the matter.

## House Rules

If poet laureate Robert Frost had lived in a condominium, his proverb “good fences make good neighbors,” might have mentioned house rules instead. A few years ago, the Board of Directors reviewed our House Rules and created a set that has helped to maintain harmony within our large and diverse residence. A few reminders are in order.

Section 8 C reads “*No personal property of any kind shall be left unattended on any common area.*” This includes shoes, beach items, baby carriages, toys, surfboards and welcome/entry mats. The halls are not meant for supplemental storage. Articles of any kind left in any common area will be removed at the owner’s risk and expense.

Section 14, dealing with lanai maintenance, is especially relevant. Part **B** states “*Air conditioners shall not be allowed to leak onto the surface of the lanai. Drain lines shall not be allowed to discharge water in such a way that water drips or flows on the exterior of the building or onto the recreation deck.* Further, Part C continues “*Condensation-collection pans or buckets must be emptied into a drain within the apartment.*” Complying with this rule is difficult but very important. In short, the water removed from the damp air inside cannot be routed off the lanai down the side of the building or allowed to evaporate off the lanai floor. Manager Lane points out that many new air conditioners have a paddle wheel which will toss condensation up onto the compressor and evaporate most if not all of the condensation. As for older models, they should be serviced yearly by removing the coil unit and cleaning the coils. Filter screens should be cleaned monthly.

## Core Keys

It’s time again to recode the CoreKeys, those flat tags used to open the doors to the elevator lobbies, to access the elevators in the parking garage, and to enter the parking garage. The recoding takes just a minute. Bring your CoreKeys to the manager or security guard, Monday through Friday, 9 a.m. through 3:30 p.m. and they’ll be glad to reset it for you. You will, of course, have to demonstrate that you are entitled to the key. If you’re an owner, bring some proof of ownership. If you’re a renter, bring a valid lease. If you’re an agent, bring the relevant management contract. Remember, this is for your protection and for the security of the building. The old code will be replaced April 2, 2008. Until then, both the new code and the existing code will open the locks. Avoid the rush—bring your keys in soon.

## Conserving Electricity/ Reducing Our Expenses



To address the issue of our escalating electric bill, last Spring the AOA ordered cases of compact fluorescent bulbs. Realizing that in the average household, 20% of the electric bill goes for lighting, the Board authorized that the Association sponsor converting as many incandescent bulbs in the various apartment to this low-wattage model. To date 57% of owners have helped the Association and helped themselves by taking advantage of this program. If your agent has not already replaced the old energy hogs with the new type, please ask him or her to stop by the office and get a supply of replacement bulbs. In addition to lamps in your apartment, don’t forget the ceiling-mounted kitchen and bathroom lights! These CFLs are available in two wattages so they are not all equally bright.

Of course the most direct way to lower the electric bill is still to turn things off. If you expect to be out of a room for more than 15 minutes, turn the lights off. Turn off the ceiling fan, too, as it doesn’t actually cool the room, only the people in the room! Close the sliders whenever the air conditioning is being used, and turn it off when you leave the apartment.

## Water Conservation



We all know that wasting water can literally be flushing money away. When the toilet tank suddenly refills for no apparent reason, that's an indication that the flapper valve needs to be replaced. Fill valves, too, occasionally malfunction. Don't forget about dripping faucets—they are another cause of needless expense.

Remember, the water bills in Honolulu include sewer fees too, based directly on how much water comes into the building. So, there's a multiplier effect for wasted water. Plus, with the on-going drought and the increasing population on our small island, there's a moral component to being careful with water use.

Fortunately, our building staff is knowledgeable in these areas. Although they cannot make repairs, they can tell you if your apartment needs some plumbing attention. In general, toilets need yearly maintenance. Many of the items are simple enough for you or your agent to repair or replace without calling a professional plumber. Other things, however, do require the services of a qualified plumber. For instance, the shut-off valves under the sinks and behind the toilet often "freeze" if they have not been used for a while. If yours do not turn easily, do not force them. After they are repaired, it is a good idea to "exercise" them every two or three months by turning them off and back on. When they are fully on, turn the valve a quarter turn back to the right.

If your apartment is going to be vacant for an extended period, it's a good idea to close the water shut-off valves. Supply lines can rupture, flooding your apartment and ones below you. Ceramic toilet tanks can crack, also causing major floods. When your apartment floods, the water can damage apartments below and even common elements; when this happens, the repair bills can become enormous! Minimize the likelihood of such disasters by installing copper supply lines with brass fittings. Don't trust plastic to prevent this type problem. If you have any questions, don't hesitate to discuss them with our resident manager who is much more knowledgeable on these matters than your humble newsletter editor.

## Royal Kuhio Website



For up-to-date information about our building, remember to check our website. The URL is <http://www.royalkuhioaoao.org/> You will be asked to enter a password. The password is **wantaknow**.

Check the website from time to time. In addition to our version of "breaking news" the website will feature color pictures and additional details not included in the newsletter. For example, we will be featuring pictures of the Annual Meeting, including the wonderful door prizes.

*Remember, the next regularly scheduled meeting of the Board of Directors is Tuesday, March 11. Please join us at 10:30 a.m. if you can. As always, there will be a buffet lunch. The Annual Meeting will be held the next day. Registration for the Annual Meeting begins at 2 p.m. Please attend if you can and be sure to return your proxy today, if you haven't done so already.*