

Waikiki Banyan Condominium Newsletter

Honolulu, Hawaii
October 2008

From the President

- Waikiki Banyan has a history of energy saving
- utility costs will continue to increase for several years
- owners can take action to reduce energy use

Aloha Waikiki Banyan owners,

While the Banyan is doing relatively well in this struggling economy we do have challenges because of huge increases in electrical, sewer, and water costs.

Over the years the Board has supported increased efficiency in our electrical use. Our switch to demand-side high-rise pumps was assisted by Hawaiian Electric Company with a \$20,000 rebate. The pumps paid for themselves within two years. HECO also supported, with rebates, our change to energy efficient electric ballasts and low wattage fluorescent lamps. We have had our common areas surveyed for energy efficiency and the Board is pretty much at the limit of what it can do to lower energy usage while keeping the building looking good. Some of our major rental agents, like Resort Quest, have also helped keep energy costs down by installing only

energy saver appliances, changing lights to compact fluorescents (CFLs) and by turning off air conditioners when a unit is vacant.

You, as an owner, can help keep your long-term costs down by making similar efforts. If you buy new appliances like stoves, refrigerators or air conditioners, purchase only those labeled "energy-star". A switch from incandescent lights to CFLs costs more up front but because of the superior life expectancy of the CFLs you save money in the long run while using less electricity. And, easiest of all, you can be energy-wise about using your air conditioner. Please crack-open your lanai door before you leave your apartment and turn your ac off while you are gone. Experiment with using your air conditioner fan rather than the cooling element to keep your apartment air fresh. You might be surprised how cooling moving air is.

Since 2005 the City and County has dramatically increased water and sewer rates. The increases will continue to escalate through, at least, 2010. Association employees are careful in their use of water and our sinks, toilets and water supply lines are well maintained. You can help by fixing leaky faucets and making sure that the flapper on your toilet tank fits snugly and doesn't continually leak water into the bowl. Small efforts by each owner can pay big dividends in lower maintenance costs over the long run.

Aloha



Bob Carbone
c/o Administration Office
201 Ohua Ave., #306
Honolulu, HI 96815

Pre-Thanksgiving Owner-Employee Party

Wednesday November 26th we will have our traditional Thanksgiving eve owner-employee potluck on the recreation deck from 4-6pm.

This is a great opportunity for owners to meet, greet, and enjoy each other's company. The Banyan will supply a menu of local

delights and we encourage all owners to bring their favorite dishes to share.

In this issue:

owner-employee party

annual meeting date set

owner/agent info

2009 parking permits

Annual Meeting February 20, 2009

The Board has set the 2009 Annual Association meeting for Friday February 20, 2009.

If you are an out-of-State owner and wish to attend the meeting you can make plans now. Air fares are

increasingly expensive and early reservations usually get the best rates. A hui ho!

Owner/Agent Information

If your postal address has changed please let Waikiki Banyan Admin know. Mass mailings usually come from Hawaiiana Management but some important individual information will be sent directly by Waikiki Admin.

If we have an incorrect postal address you may miss out on timely information.

If you are a new owner or have changed the agent representing you on-site

please give Waikiki Banyan Admin your agent information. There are times when Admin must immediately contact an apartment representative. Not having correct information can be costly to an owner.



Visit us on the Web at www.waikikibanyan.org

2009 Parking Passes

The parking passes for 2009 have been ordered. The new passes will be effective noon January 1, 2009. The 2008 red passes will no longer be valid after that date.

Each owner is entitled to one (1) parking pass for each apartment owned. Control of the parking pass is the unit owner's responsibility. You may assign your pass to your tenant or rental agent, however we must have

your personally signed authorization before we will give a pass to anyone other than you.

THERE IS A \$50 CHARGE FOR REPLACEMENT OF A LOST PARKING PASS.

If you sell your unit, please give the pass to the new owner. If you do not, the new owner will have to pay \$50 for a new pass.

We will not be mailing out the passes. They will be

available beginning December 10 in the Administration Office, 306-II, during normal business hours.

If you wish to assign your parking pass, please fill out and sign the form at the end of this newsletter and mail or fax it to us at:

AOAO Waikiki Banyan, Administration Office, 201 Ohua, #306, Honolulu, HI 96815.

Fax: 1-808- 921-2037.

Aloha Nui Loa

Waikiki Banyan Authorization for Annual Parking Pass Assignment

I, _____, owner of unit # _____ Tower _____
Print Name

hereby authorize the agent or tenant named below to receive (please select only one)

EITHER my 2009 parking pass (*default if no box or both boxes selected*)

OR my parking passes each year until this authorization is revoked or superseded

Print the name of the person/company authorized to receive the pass.

State whether agent or tenant.

Owner Signature

Date Signed