

Waikiki Banyan Condominium Newsletter

Honolulu, Hawaii
September 2009

From the President

- effects of the recession
- elevator modernization is finished
- maintenance fees compared

Aloha Waikiki Banyan owners,

That the nation has been in recession this past year is no secret. Hawaii's tourism industry suffered a downturn as a result. Up until April of this year the Banyan did much better financially than most resort condominiums. But when the H1N1 flu panic hit there was no escaping the widespread cancellation of vacation reservations with its attendant loss of income. Agents for owners suffered with some reporting whole tour groups deciding to stay home. This impacted not only our majority investor owners' income but we also saw a drop in our non-maintenance fee income. Still we did better than most and have seen a rebound the past couple of months which we hope will stretch into the winter season. On the good side the recession has driven down the price of oil and consequently our electrical bills were lower than predicted. This helped a bit with the bottom line.

This bump in the road has not slowed our efforts to constantly improve the Banyan. Our elevator modernization is complete. For many owners the highlight of the project was the improvement of the elevator interiors. We have a photo at: www.waikikibanyan.org. Click on the photo to see an enlargement.

Our Maintenance continues to work to not only improve the appearance of the building but invests major effort in the 'back

of the house' so that we are not faced with extensive and expensive problems in the future.

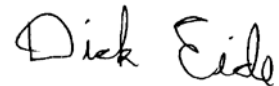
It is good to hear from owners. Oftentimes we can turn your suggestions into improvements both physically and operationally. We also hear concerns about the recent maintenance fee raises. This is natural after eleven years with no increases. It might help to compare Banyan maintenance fees with other large Associations. Research by Admin shows that on a per square foot basis our fees are considerably lower than other large condominiums.

Waikiki Sunset and Chateau Waikiki are 'sister' buildings of the Banyan. Built about the same time with similar

architects and builders. The others are large condominiums that, like the Banyan, strive to be exceptional buildings. Island Colony is an example of what happens when Boards do not take care of problems early on.

We are now working on the budget for 2010. We will do our best to keep fees down. At the same time we will continue to work to improve your Association at the most reasonable cost.

Aloha



Dick Eide
c/o Administration Office
201 Ohua Ave., #306

MAINTENANCE FEES (MF) PER SQUARE FOOT

	MF per sq/ft	Average Apt sq/ft	MF % of WB MF
Waikiki Banyan	\$0.54	533	100%
Waikiki Sunset	\$0.87	550	160%
Chateau Waikiki	\$0.69	653	127%
Island Colony	\$2.29	396	421%
Lili'uokalani Gardens	\$0.85	585	156%
Marco Polo	\$0.56	887	103%*
Nauru Tower	\$0.69	1200	126%*
Yacht Harbor Towers	\$0.80	1244	147%
Foster Tower	\$0.84	1069	154%

* Maintenance fees do not include unit electricity.

Revised House Rules

Board Election

At the 2009 Annual meeting Bob Carbone, Shraga Dachner and Jeannie Phillips were elected to the Board of Directors for terms of three years.

After the meeting the Board elected Dick Eide as President, Shraga Dachner as Vice President, Shigeo Minamoto as Secretary and Kenji Iwasa as Treasurer.

Congratulations to all. We are looking forward to another good year.

Included with this newsletter is a copy of the proposed revised and updated By-Laws for Waikiki Banyan, approved by the Board of Directors.

Many of the changes simply bring us into conformity with recently enacted State statutes. Others clarify provisions in the earlier set of By-Laws. A major

revision is the inclusion of provisions of a Board approved fining procedure. Please read the revised rules. Please send us your comments.

Owners House Rules Meeting

By call of the Board of Directors a special meeting of owners to discuss the proposed revised House Rules is scheduled for Wednesday October 14,

2009 at 2 PM in the Waikiki Banyan Conference room, #306.

Owners are encouraged to attend in person or via

written communication.

Results of the meeting will be brought to the attention of the Board at its next regular meeting.

Water Leaks

An all too common source of aggravation for unit owners is water leaks coming down into their apartment from a unit above. Some of these leaks are simply the result of carelessness. Bathtubs are allowed to overflow and showers are taken with the curtain on the outside of the tub. Such inattention can be expensive because the unit owner is responsible for repairing any damage to the unit(s) below. There is, of course, the infamous tale of the traveler who threw a mango into a commode and then flushed it as he headed out the door on his way to the airport. The ensuing flood went down eight floors and caused extensive damage. Lack of attention can be costly.

A second source of leaks internal to units is lack of

maintenance. The diverter valve, which controls the hot/cold water mix in the shower, will cause leaks if not maintained. A slow leak from this valve might not be discovered until the tile on the shower in the unit below begins to fall off. The diverter valve should be changed out every six or seven years.

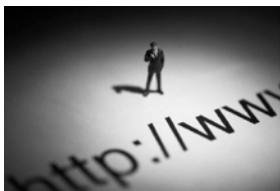
An unsecured supply line to a toilet can come loose and put out a lot of water before the persons below see their ceiling paint sag or feel drips on their head at a very inconvenient time.

The supply lines under the vanity and kitchen sink sometimes come loose and allow small drips that rot the cupboard pressboard and seep into the concrete for a long time before discovery.

A valve internal to the unit can control each of the supply lines. However, if the valve is not 'exercised' (opened and closed) every few months it can become frozen in place and useless in an emergency.

Another common source of leaks into apartments is a poorly maintained air conditioner. A dirty air conditioner filter will collect water and leak onto the lanai and then into the ceiling of the unit below. It can be hard to redo just a portion of a damaged ceiling and so the cost of making the unit below whole can be very expensive. Air conditioners should be cleaned about once every six months.

Some agents for owners are very good at maintaining unit plumbing. You might ask your agent what their practice is.



Visit us on the Web at
www.waikikibanyan.org

Aloha Nui Loa