

# Waikiki Banyan Condominium Newsletter

Honolulu, Hawaii  
October 2009

## Lawful Presence at Waikiki Banyan

- Security's job is to keep the Banyan safe and secure for lawful residents
- examples of lawful presence
- please be patient if Security asks you to verify your lawful presence

Over the past several months, corresponding with the general economic downturn, we have seen increasing numbers of people on property with no lawful reason for being here. Some of these folks want to take advantage of our amenities, while others are engaged in various illicit activities. Security is tasked with keeping our facilities and property safe for lawful residents and their guests, and part of that job involves making sure that everyone on property has a lawful presence. When Security finds people on property with no lawful presence, they routinely call HPD and issue a trespass warning.

Our Security officers maintain a low-profile, wearing aloha shirts, with portable radios usually worn under their shirts. Like all our staff members, they wear Waikiki Banyan picture ID cards. If you're in doubt about an officer's identity, you can call the Security office at 922-7172 for verification.

Waikiki Banyan is a private residential condominium. To be on Waikiki Banyan premises lawfully, a person must be either an owner or

have been invited on property by an owner. Lawful presence also means that people on property must comply with Association rules and regulations. Here is a list of what Security considers to be lawful presence at Waikiki Banyan:

- Association employees have been invited to be on premises during their working hours by the Association of Apartment Owners;
- people employed by individual owners may be on site lawfully at an owner's invitation;
- agents and their employees who manage units for owners can be on property lawfully to actively manage their units;
- tenants who rent from the Association, owners or agents are lawfully on property;
- invited guests of owners or lawful tenants may be lawfully on property.

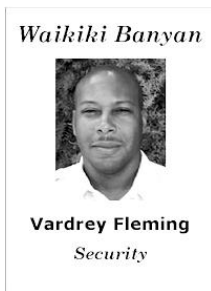
Here are some examples of people on site with no lawful presence:

- people whose only reason for being at Waikiki Banyan is to use

our pay phones, restrooms or other facilities;

- people coming on site uninvited to buy something from one of our commercial tenants;
- our commercial tenants are prohibited by zoning regulations from indiscriminately inviting members of the general public on property;
- members of the general public may not use Waikiki Banyan as a short cut between Ohua and Paoakalani Avenues;
- guests of a registered tenant who violate our House Rules by engaging in illegal, reckless or dangerous behavior.

We appreciate that Banyan owners and legitimate residents generally understand that our Security Officers have a difficult job making sure everyone at Waikiki Banyan is here lawfully. Occasionally people get upset when Security asks for verification of their lawful presence by asking for their room number and to see a room key. If Security asks you for verification of your lawful status, please be patient and remember that they are doing their job.



Sample Security ID

## Pre-Thanksgiving Owner-Employee Party

Wednesday November 25th 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.

## Approved Window Tint

The right window tint can keep your apartment cooler, lessen the use of air conditioning and protect your rugs and furniture from damaging ultraviolet rays.

The Board has approved use of window films that

meet specific standards: transparent or clear; block at least 99% UV rays; reflect at least 50% solar energy and transmit at least 70% visible light. Tints that are not clear and/or do not help keep your room cooler are not approved. Estimated cost of having

such film installed is under \$850 for most apartments. Any vendor can install the film as long as it meets the minimum established standards. Admin has a list of some vendors who can install the film for you.



Visit us on the Web at [www.waikikibanyan.org](http://www.waikikibanyan.org)

The parking passes for 2010 have been ordered. The new passes will be effective noon January 1, 2010. The 2009 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

## 2010 Parking Passes

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 9 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 2010 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