

Waikiki Banyan Condominium Newsletter

Honolulu, Hawaii
November 2009

From the President

- no increase in maintenance fees for 2010
- increased costs have been offset by putting off some expenditures
- building painting and spall repair are scheduled for 2010

Happy Holidays Waikiki Banyan Owners,

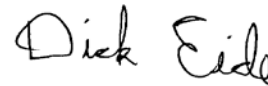
Our good news is that maintenance fees will remain at \$290 per month in 2010. You can tell by the budget we are sending you with this newsletter that the Board had a choice. An argument can be made that fees should be raised about \$10 a month. On the other hand we have a history of slightly underestimating our income and slightly overestimating our expenses. This has worked out well for you over the years. We will be doing our best to live up to past practices. If the economy doesn't improve and our income does not increase we will take another look at our financial position next year.

Like most businesses we suffered a drop in income due to the depressed economy. At the same time we kept expenses down and put off some non-essential expenditures. Overall we did better than expected and were able to maintain a healthy reserve balance. All in all we managed to not only keep the building in good shape but we improved it. The elevator upgrade was necessary and costly, but resulted in a great advance in not only its operation but eye appeal. As always our Maintenance staff helped improve the building by putting down new stone floors in the elevators and 6th floor lobby landings; starting painting the hallways with a durable semi-gloss finish, and is putting a protective shield

on the elevator casings. On a regular scheduled basis we continue with our 'back of the house' preventive maintenance. Our goal is to fix it before it breaks so your life isn't interrupted by many small but expensive crises. We are successful when you do not to notice what we do on a daily basis.

We are expecting 2010 to be a busy year with major projects including repairing the spalling and painting the building.

Aloha,
Dick Eide



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

Annual Meeting, Proxy Solicitation Notice

The 2010 Waikiki Banyan annual meeting will be held February 19, 2010. An owner requesting to use Association funds to solicit votes for any issue that may be addressed at the annual meeting, including election

of Directors, may submit a statement that outlines the owner's qualifications to serve as a Director, or that describes the issue for which the individual will be seeking proxies. The statement shall be limited to one side of an

8½ inch by 11 inch sheet of white paper with black text.

Requests and written statements must be received no earlier than December 17 and no later than December 24, 2009.

Door Closers

Banyan apartments have heavy fire-resistant doors that make considerable noise when allowed to slam shut. The resulting bang can considerably disturb your neighbors. Doors in units that catch trade winds have also damaged the door casing and associated walls

when allowed to close with full force.

The device that modulates the impact of the door on the casing is called a door closer. Properly adjusted your door will securely latch without damage or loud bang.

It's your door, your casing, and your door closer. Maintenance of each is your responsibility. Please keep your closer adjusted and in good repair.

Your neighbors and checkbook will thank you

Suicide by Smoke

So far there is no Hawaii law against individuals attempting to commit suicide via smoking. However there is a state law trying to inhibit smokers from taking other people with them. At the

Banyan, other than inside apartments, no smoking is allowed anywhere under roof or within 20 feet of open windows or doors.

This includes anywhere in the Banyan parking garage.

Security is required to politely remind smokers of this law should they be seen smoking just about anywhere outside their apartments other than parts of the rec deck.



Visit us on the Web at www.waikikibanyan.org

2010 Parking Passes

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