

Waikiki Banyan Condominium Newsletter

Honolulu, Hawaii
January 2010

From the President

Happy New Year Waikiki Banyan Owners!

- owners took control of the Board from WardAir in 1988
- several big projects are set for 2010
- we've been able to hold the line during these tough economic times

Every year our goal is to make the Banyan better than it was the year before. Other condominiums age, the Banyan improves. In 1988 when the owners took control of the building from Ward Air, their avowed purpose was to make the Banyan the 'premier' condominium in Waikiki. Turning the rapidly aging building into one which the owners could be proud of did not happen overnight. Improving your building and your experience living here has been a deliberate process. Each year we planned one or two projects that both saved you money and upgraded the building. Simple things like switching from gas-heated water to heat pumps saved you (in 1990 dollars) over \$10,000 a month. Putting an elastomeric coating on the roofs stopped the leaking and put to rest a long and expensive legal process. Hiring an administrative team dedicated to 'cleaning house' with regard to both finances and personnel was a first and last step that ensured that accounting systems were put in place and that our staff's overall quality improved and each year got better at their jobs. Income from leases, parking, washers and

dryers, and other sources stopped mysteriously draining away. Personnel who 'leaned on their brooms' were given opportunity to find work elsewhere. Each year Maintenance gained at least one new skill so we could take in-house projects that used to be farmed out. Projects that Maintenance never dreamed possible became run of the mill. Our Security staff went from 'suspect' to trusted. Security, slowly, surely, legally made the 'bad guys' go away. Their job performance will match up with any other building in Hawaii.

Slowly but surely the original owners' vision has been achieved. The Waikiki Banyan is the premier condominium in Hawaii, bar none. And by carefully controlling expenses and demanding high performance from our staff we continue to have the lowest maintenance fees.

I bought into the Banyan in 2001 not knowing this history. I had stayed here on vacation and thought enough of the building to buy and live here. In conversation with long time owners I was told that life at the Banyan had not always been so rosy. After I moved in I was impressed with the

continuing major improvements. I continue to be impressed.

We have big projects scheduled for 2010. We need to repair spalls and paint the building. Our roof needs recoating. One trash compactor has lived years beyond its projected life and must be replaced. These projects require experienced thoughtful oversight. I'm looking forward to being involved.

In spite of the economic downturn, for Waikiki Banyan owners 2009 was a pretty good year. Our income was over five million dollars and almost 98% of projected budget and our operating expenses were a little less than income and almost 10% below projections. We put off some major improvement items until 2010 and ended the year with over 2.5 million dollars in cash and reserves. Holding the line during the period of the most severe economic distress since the 1930's was no mean feat. We will continue our efforts.

Aloha,
Dick Eide



c/o Administration Office
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Errata: Annual Meeting Mailout

There were two errors in the January 15, 2010 annual meeting notice mail out. The proxy form neglected to put brackets “[]” next to two names of persons soliciting proxies. The Annual Meeting Information page, under the “Election” heading included the names of two persons soliciting proxies but not running for election. These errors are corrected in the materials sent with this newsletter. We sincerely regret the errors.

Invalid Proxies

Because of the errors in the first proxy form, proxies submitted with those forms are not valid.

You must submit another proxy using the corrected form for your voice to be heard at the annual meeting.

We apologize for the inconvenience.



Visit us on the Web at
www.waikikibanyan.org

Bulky Items Removal Times

Every Saturday morning the City, for free, removes bulky items (stoves, tables, refrigerators, mattresses, etc.) left along Ohua Avenue. The City restricts leaving such

items from Friday afternoon until early Saturday morning. Some have been putting out bulky items at other times during the week. The items are an eyesore and very offensive to our

now-complaining neighbors. The City is threatening fines. So please, restrict placing bulk items to late Friday and very early Saturday.

Pest Control and Keys

Your unit is scheduled for pest control service once every six weeks. For your protection a Security Officer accompanies the pest control operator to each unit. He ensures that every unit we can access is treated. Recently we've had Security record the

status of our ability to enter units for pest control purposes. We are finding that we do not have keys for over 20% of the apartments.

Due to FDA regulations we are limited to using a slow acting but very effective bait to kill cockroaches. It is put in

out of the way places that are likely to be visited by roaches if they are in your unit. No bait, no control. Roaches in an untreated unit can find their way to other units. That is bad for everybody.

Please: if you haven't given Security keys to your unit do so now. It is in everybody's interest.

Renters, References, Credit Checks

Occasionally the Banyan is visited by what the FBI calls Transient Crime Families (TCFs). They are scam artists, very good at taking advantage of others weaknesses. When offering to rent a unit they can be very charming and seemingly generous. Their glowing references usually are made by other TCFs. They deal almost exclusively in cash and that can be very attractive to some.

Recently we had one such visitation. Security recognized this group as

a TCF early on but they uncharacteristically maintained a very low profile and gave us no cause to act.

We are told they paid one month rent cash up front and agreed to a three-month lease at a good rent. They had heart-rending excuses for not being able to pay the second month's rent. Then they got nasty when asked for the third month's. When given a termination date they went early but left behind squatters (that Security was able to hold

for trespass arrest). They also left the unit trashed with thousands of dollars of damage.

The point of this article is that because TCFs change their names as often as some people change their socks and deal almost exclusively in cash, their credit seldom checks out. If a prospective renter has plausible reasons for not being able to come up with credit references, that should be a huge warning signal. Owner beware.

Aloha Nui Loa