

Waikiki Banyan Condominium

NEWSLETTER

JANUARY 2012



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W A I K I K I B A N Y A N

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ANNUAL MEETING

The association's annual meeting has been scheduled for Friday, February 24, 2012, at 6:30 pm in the Marlin Room at the Pacific Beach Hotel.

Your proxy form is included in this mail out. You can give your proxy to one of the people listed, you can

give it to the Board as a whole, or you can write in the name of a person of your choice.

You can also choose to have your proxy count only towards establishing a quorum. Of course, if you attend in person your presence will supersede your

proxy.

Since Waikiki Banyan has a high percentage of off-island owners, we urge you to fill out and return your signed proxy in order to help establish a quorum.

Wayne Babineau

CLARIFICATION: LEASE RENT CATCH-UP

The letter you received with your January statement was somewhat confusing: I apologize for the lack of clarity.

To simplify, if you or the previous owner of your unit purchased the landowner's fee interest when it was

offered, then you can ignore the information about an additional catch-up payment.

The additional payment only affects the 198 units whose owners did not buy the leased fee interest from Lili'uokalani Trust

If you aren't sure if you should pay the additional 3 months catch-up, you can contact us in the Admin office and we'll let you know if your unit is one of the 198 that have to pay the additional amount.

Wayne

ELECTRICAL COSTS

One of the major expenses the Association faces is the cost of electricity. We have seen the cost per kilowatt hour rise dramatically over the past six months and are now paying close to \$100,000 per tower per month for electricity. This escalation is largely responsible for our maintenance fee increase.

While it may seem like a fair expense for the Association on behalf of individual owners, the reality is that in a building like ours electrical usage varies widely among apartments:

low usage units end up subsidizing high usage apartments.

If residents are able to reduce their electrical usage, that will help reduce the Association's expenses. You or your agent can help by asking tenants to pay attention to their energy use and taking simple conservation measures, like turning off the air conditioner and lights when they're not actually in the unit.

The Association's lessees have sub-metered their spaces and pay for their

electrical use. It may be time for us to think about sub-metering the residential units so that each apartment pays its fair share.

Other condos that have sub-metered apartments have seen overall energy use drop, sometimes dramatically.

Beyond the obvious benefits of sub-metering is the possibility that we could hold or even reduce maintenance fees as a result.

Wayne

ANNUAL MEETING

Our annual meeting has been scheduled for Friday, February 24, 2012 in the Marlin Room at the Pacific Beach Hotel.

TOWER 2 HEAT PUMPS

This time of year our occupancy numbers are high which means more demand for hot water. Our single functioning heat pump in Tower 2 is hard pressed to keep up with demand.

Thank you for your understanding and patience as we await the arrival and

installation of new heat pumps.

The new heat pumps shipped from Washington state on January 5, and are expected to arrive in Honolulu on January 18.

Our Maintenance staff has been making preparations for the removal of the old

heat pumps and installation of the new so that installation will cause as little inconvenience as possible. We do not have an installation schedule from the contractor yet, but we're hoping installation will be complete by the end of February.

Wayne

BUILDING EXTERIOR REPAIR

Since this project is large and complex, involving concrete repair, window seal replacement and building painting, the process of finalizing the contract has taken some time. We're very close to completing

this crucial step.

Once the contract has been finalized and signed, we expect the contractor to provide a schedule which we can pass on to you.

Informal discussions with

the contractor lead me to think that the project may take as long as twelve to fourteen months to complete.

Wayne

ELEVATOR INDICATOR LIGHTS

Those of us who have lived or worked at Waikiki Banyan long enough may remember the old, inefficient elevators we had before the modernization project. We now enjoy vastly improved service in elegant, wood-paneled cabs.

One unanticipated irritant has been the way the new software that controls the elevators provides information to people waiting for an elevator. There are two problems we've experienced.

The most obvious is the situation when the software changes its mind about which cab is going to stop and pick you up. This is supposed to hap-

pen at most once, but we've had reports of multiple changes.

This is a function of the software sensing that a different cab from the one first selected can pick you up sooner, and then switching the signal to that elevator. The software has been designed to do that.

The other situation is when one elevator is designated to pick you up and shows a single arrow, then suddenly shows a second arrow superimposed on the first.

Suppose you are on the third floor and have called an elevator to take you up. You hear the tone and see a green up-arrow light up for one of the elevators,

telling you that cab is the one that will pick you up. Then you see a red down-arrow light up for the same elevator. When the elevator reaches your floor, you hear two tones, the red arrow flashes and the doors open. The green arrow remains steady.

This is meant to tell you that the cab is going down and will return to pick you up after it has delivered its passengers who are on their way to a lower floor. Unfortunately, this is not obvious.

Otis techs tell us that the software is a proprietary third-party product and cannot be edited. We're checking.

Wayne



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