



Newsletter

January 2023

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1 President's Message



Our recent survey about services from Hawaiiana (see separate article in this newsletter) had a free-form comment section, and a number of comments had more to do with the Board and management of the Banyan than with Hawaiiana. I'd like to answer a few points raised in those comments, which expressed concerns about costs, benefits, and so on.

More than one comment questioned return on investment for Banyan fees and assessments, noting that in the last few years charges have gone up much faster than actual inflation.

This is an unfortunate truth and to address it we need to go back into past history--- something another commenter thought inappropriate. But therein lies the explanation. Years of deferred maintenance and some outright neglect got us to where we are now. For so long, there were small fee increases or even none at all. Unfortunately, we are paying the price now as we endeavor to catch up and keep the Banyan safe and sound. This falls heavily on current owners, but we don't have a viable option. We can't let things continue to slip.

Assigning a hard, defensible number to return on investment is very difficult. If in the worst case the Banyan were to suffer a structural failure, there would be a huge negative return. That's an unthinkable situation. In less extreme situations, we'd argue that the improvements and updates we're making preserve and enhance property values, and allow for increased rental rates. A run-down, unmaintained version of the Banyan will do just the opposite.

If you're not on the Board, it's often difficult to understand what's going on. With our newsletter and other communications, we do try to get the word out. But your questions and comments are always welcome. I myself try to ensure that every single email is answered. Please address comments and concerns to info@waikikibanyan.org.

—Bob Newell, President

2 Treasurer's Report



Nov. 2022 & 2022 YTD Snapshot of Financials:

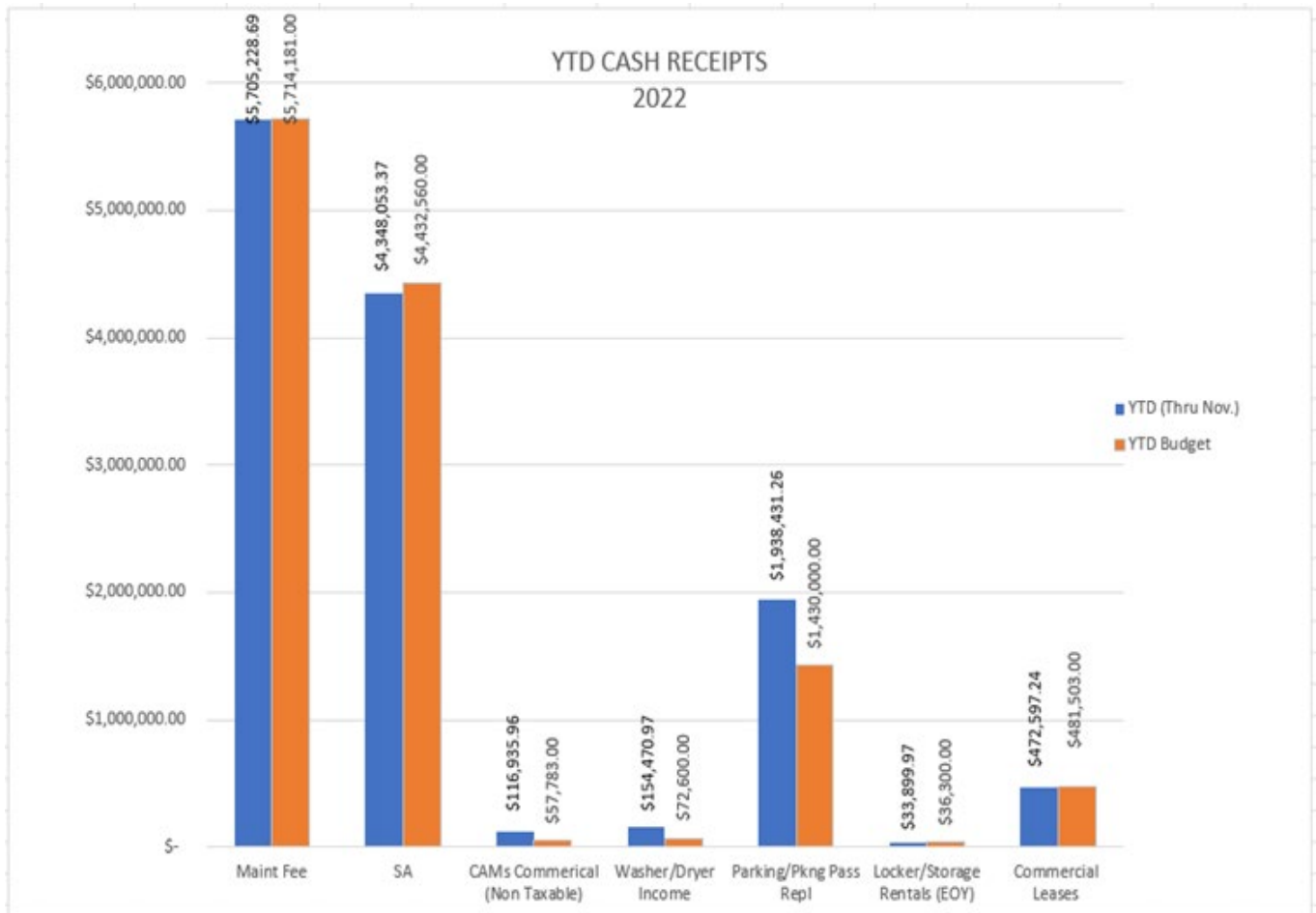
Cash Receipts:

Nov. Cash Receipts:

Actual = \$ 1,282,550.75 Budgeted = \$ 1,116,532.00 (114.09 % to Budget)

YTD Total Cash Receipts:

Actual = \$ 13,111,143.15 Budgeted = \$ 12,281,850.00 (106.9 % to Budget)



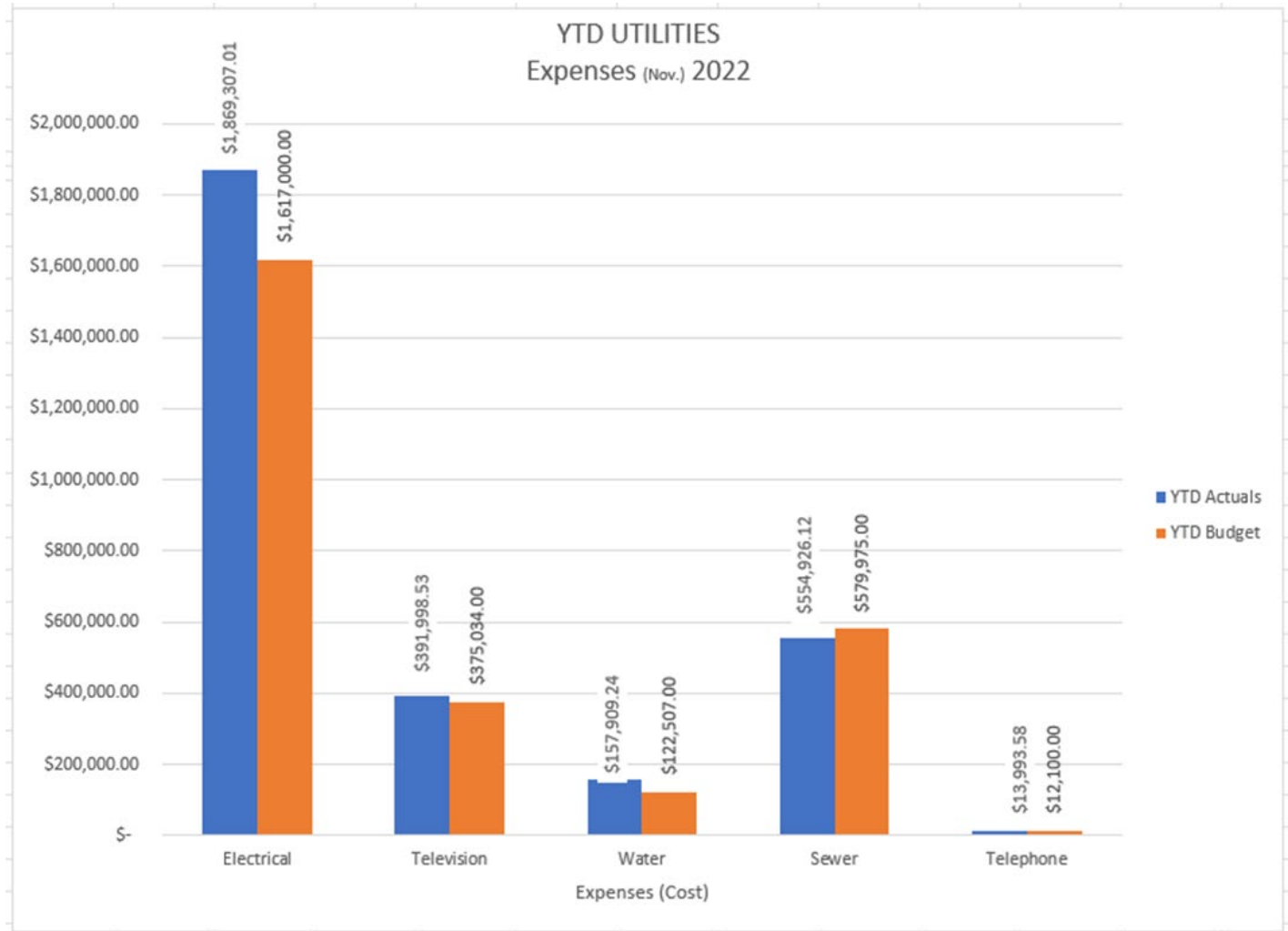
Cash Disbursements (Expenses):

Nov. Cash Expenses:

Actual = \$ 539,380.73 Budgeted = \$ 555,402.1 (97.1 % to Budget) (2.9%) **Note: Missing Water & Sewer, late bills**

YTD Total Cash Expenses:

Actual = \$ 6,813,728.61 Budgeted = \$ 6,317,776.00 (107.9 % to Budget) (7.9%)



Operating Surplus/Deficit: (Cash Receipts – Cash Disbursements)

YTD Total Operating \$'s:

Actual = \$ 6,297,414.54 Budgeted = \$ 5,964,074 5,964,074 (105 % to Budget, 5% surplus)

Total AOA (WB) Cash + Reserves:

YTD Totals:

Actual = \$ 10,763,276.08



TREASURER'S REPORT
WAIKIKI BANYAN

CURRENT MONTH SUMMARY

NOVEMBER 2022

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the month:	\$988,999	\$930,939	✓	\$58,061
Taxable Receipts for the month:	<u>\$293,551</u>	<u>\$185,593</u>	✓	<u>\$107,958</u>
TOTAL RECEIPTS for the month:	\$1,282,551	\$1,116,532	✓	\$166,019
EXPENSES				
TOTAL OPERATING EXPENSES for the month:	\$539,381	\$555,402	✓	-\$16,021

There is a net operating **SURPLUS** of: ✓ **\$743,170**

Utilities:	\$284,542	\$246,056	✗	\$38,486
Contracts:	\$120,979	\$164,436	✓	-\$43,457
Building Maintenance:	\$18,184	\$19,051	✓	-\$867
Administration:	\$2,458	\$3,850	✓	-\$1,392
Professional Services:	\$22,734	\$17,545	✗	\$5,189
Payroll and Benefits:	\$76,404	\$70,772	✗	\$5,632
Other Expenses:	\$14,080	\$33,760	✓	-\$19,680

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$261,639
Reserve Accounts balance is:	\$10,501,637
Restricted Cash balance is:	<u>-\$148,164</u>
TOTAL Cash and Reserves balance is:	\$10,615,112

YEAR-TO-DATE SUMMARY

NOVEMBER 2022

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the month:	\$10,359,822	\$10,240,327	✓	\$119,495
Taxable Receipts for the month:	<u>\$2,751,321</u>	<u>\$2,041,523</u>	✓	<u>\$709,798</u>
TOTAL RECEIPTS YTD:	\$13,111,143	\$12,281,850	✓	\$829,293
EXPENSES				
TOTAL OPERATING EXPENSES YTD:	\$6,813,729	\$6,317,776	✗	\$495,952

YTD, we are ✓ **\$6,297,415** under budget on regularly budgeted items.

Utilities:	\$2,988,134	\$2,706,616	✗	\$281,518
Contracts:	\$1,692,016	\$1,834,680	✓	-\$142,663
Building Maintenance:	\$312,368	\$209,561	✗	\$102,807
Administration:	\$33,440	\$53,480	✓	-\$20,040
Professional Services:	\$318,784	\$198,959	✗	\$119,825
Payroll and Benefits:	\$908,861	\$805,349	✗	\$103,512
Other Expenses:	\$560,124	\$509,132	✗	\$50,992

Capital Expenditures YTD: \$1,471,530 \$5,399,106 ✓ -\$3,927,576

--Mo Schrieber, Treasurer

3 Legislative Update – Bill 22



The purpose of Bill 22, now ordinance 22-17, is to establish a better building benchmarking and reporting requirement for energy and water usage of covered properties within the City and County of Honolulu. Utility usage information will be made public. This bill passed in July 2022 and is now ordinance 22-17, we are required to report annually starting June 30, 2023.

Status updates:

Angela created an account on the EPA's Energy Portfolio Manager website and worked with Jack and Chris to calculate and input required square footage data as well as electrical and water usage details.

I'm happy to report that we are current on reporting, well ahead of the June 30, 2023 reporting date!

Jack scheduled a free energy audit with Hawaiian Electric which occurred on December 16th. We are waiting Hawaiian Electric's report to learn of any possible energy saving measures that the Waikiki Banyan can explore/implement to help reduce costs and a better environmental steward on behalf of the AOA and all owners.

We greatly appreciate Jack, Angela, and Chris championing these ongoing efforts!

-- Cathy Panizzi, Secretary; Brett Hulme, Director

4 Recreation Deck Committee Report



The Rec Deck Committee had a productive meeting with Arne on December 14th to review, discuss and narrow down finish selections for the rec deck walkways, 6th floor swimming pool, hot tubs, and children's playground equipment so Arne and CDS (architect) can present these to the DPP and Waikiki Special Design District (WSDD) for their review and approval. The DPP and WSDD have very strict guidelines that must be met and determine what finish selections they deem acceptable.

Our consultant, Arne, and CDS (Architect) continue to meet with the DPP and WSDD to review and discuss the construction document submittals. We are waiting to receive any updates, including comments from DPP and WSDD, to determine next action steps.

A special board meeting is scheduled for Thursday, January 5, 2023. The purpose of this meeting is to provide an update to the Board of Directors and owners based on the current rec deck design and related status updates.

Refinements will continue to be made for the FF&E (fixtures, furniture and equipment) as we narrow down options and finish selections that best meet durability, maintenance, wind, and budget requirements.

As a reminder, the majority of this "repair and replace" Rec Deck project consists of critically important structural repairs and drainage improvements. The goal is to ensure structural soundness, meet current ADA and local codes, and bring the 6th floor recreation deck back to a better version of its original appeal with updated FF&E.

Timing and project schedule is primarily dependent on permit review and approval by the DPP, given DPP's backlog, it is difficult to determine and advise of the timeframe.

Once DPP and WSDD signs off, the project will go out to bid and final pricing will be submitted for committee and board review and approval. At that point, an updated project schedule will be created and shared with owners and tenants.

--Linda Sahara, Director; Mo Schreiber, Treasurer

5 GM's Report



(Not an actual photo of Jack Johnson)

PROJECT SUPPORT:

Partially and Completed Projects:

Lanai Decks at Units T1-608, T1-610, and T1-612: Board of Directors approved the proposal to remove the existing deck coating and install a waterproof deck coating system like the system that will be installed on our parking deck. The work has commenced the schedule listed below:

- Unit 1-608 Commences 12 December Thru 23 December. *(Complete)*.
- Unit 1-610 Commences 23 Jan 2022 Thru 03 Feb 2023. (This project is to Commence 07 February 2023 Owners and Agents all have been notified and scheduling has commenced.)
- Unit 1-612 Commences 9 Jan 2023 Thru 03 Feb 2023

Projects under review with DPP with no changes/Projects with no changes:

Recreation Deck: (rec deck structural study, surface review, design/drawing, documentation, permitting and SOW). Restrooms project and Deck/Garage project have been submitted to DPP. Project team is working on Project Manual and specifications as we wait for comments from DPP.

Recreation Deck Pool Design Build: The preliminary pool design drawings have been received.

Recreation Deck Replacement of Tennis Court Fence: - This is still pending permitting process and quotes have been submitted to obtain permits for this "barricade" fencing to meeting DPP emergency repair permit requirements. Replacement of Tennis Court Fence will be included in the rec-deck renovation.

NOTE: With NO fencing on the Rec Dec – we are unable to allow any type of playing that includes a ball (Soccer/Tossing, kicking, playing with balls or any flying object in this area for Safety reasons). Thank you in advance for complying with security when stopped for these types of activities.

Recreation Deck Playground Equipment: Vendor selected for the design and construction of the new play equipment, Contract has been signed and executed. Rec-Deck Committee has selected color and model.

Storm Drain Replacement / Perma-line repair: Board of Directors approved the proposal to proceed to design and permitting. The design phase is complete.

Elevator Machinery Room top-level roof Replacement. This Project is Complete. Waiting for final invoice and close out documents.

Trash Compactor Replacement -Tower 1: 12-to-16-week lead time for materials / Estimated Delivery Date (EDD). 15 November to 01 December 2022.

Fire Pump Replacement: Vendor has been selected for the design and permitting, once design and permitting is complete the project will go out for BID.

Ongoing Projects:

Elevator Modernization: The elevator modernization scope of work has been completed. (*Pre-bid walk through is scheduled for 11 January 2023 at 1000 am.*)

Commercial Space Electrical Meter Upgrades: Project has commenced Infrastructure installation complete. One of the meters failed, and now waiting on replacement meter, estimated delivery date 01 January 2023.

Porte Cochere Column Repair: Project has commenced Pillar planks being manufactured.

Ongoing Maintenance Projects:

Women's Sauna: New sauna heater ordered ~ *Project Complete*

Bike Rack storage areas - Notice of Violation: The last item left to correct for the Notice of Violation is to move the surfboard racks from A-1 parking area to the new bike storage area and we are waiting for permits to process.

Parking Garage: Notice of Violation: – As of July 2022, according to the DPP website, the plans are still in review.

Applied for Yearly Elevator Inspections: Inspection request accepted just waiting on being assigned an inspector / Emailed about this inquiry on 13 Dec 2022.

Tower 2 Heat Pump #3 Heat Exchanger – In progress ETC 27 Dec 2022.

Spare Heat pump Heat Exchanger – Lead time of 6 months / in week 3.

Annual Fire Safety Inspection: Firehose replacements are complete and the junction box cover in Tower 1, 36th floor is also complete.

PRV Maintenance for 2022: 75% completed.

Painting Perimeter Chain and Posts: Waiting on material and is 30% completed.

Painting and Cleaning Perimeter of Building: In progress and ongoing.

Painting and Cleaning the Parking Garage: Cleaned and painted the yellow traffic lines in the garage. In process of scheduling ongoing maintenance.

Porte Cochere Column Repair: Problems with machine used to do the routing as soon as that is fixed, we will have an ETA.

Playground Slide Repair: Blocked off the slide on 08 Nov. No response from a referred local vendor, so looking at fabricating a part as the solution.

Rooftop Bracket Support Replacement: Waiting on a back-order part with no ETA.

Ball Valve Replacement Heat Pump #2 Tower 2: The ball valves on heat pump #2 are not able to be fully closed and need to be replaced.

Carpet Cleaning: Spot treatment to be completed by end of December.

5th Floor Tower 2 Fire Box: Ordered and ETA is 6 to 8 weeks an arriving Jan 17 – Jan 31. We are in week 4.

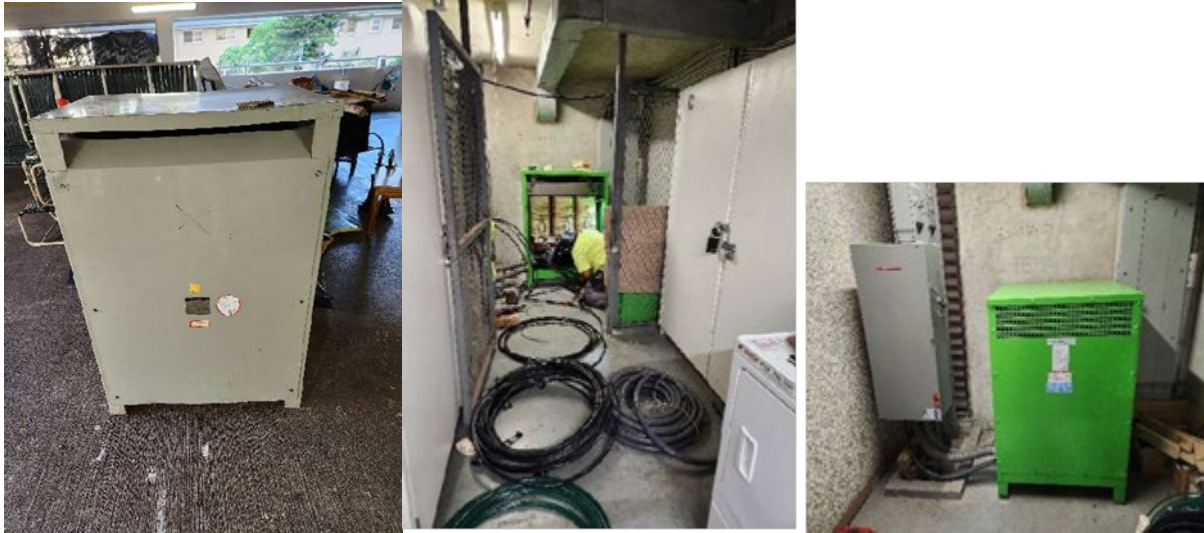
Laundry Room Tile replacement: In the process of seeking proposals for tile replacements in the laundry rooms.

Parking Garage Mirrors: Installing mirrors for the parking garage to help mitigate traffic incidents.

Patch BBQ Block Work: 90% Completed and estimated completion for end of December.

MAINTENANCE IN ACTION:

Below are some photos of ongoing maintenance and repairs around the Banyan Property. I am very proud of our staff and their contributions. The following pictures highlight their hard work.



Tower 2 21st Floor and Tower 1 17th Floor Transformer



Graffiti 2nd Floor Tower 1 Parking Garage



Replace Vent Pipe Tower 2nd Floor



Fire Sprinkler Safety Repairs

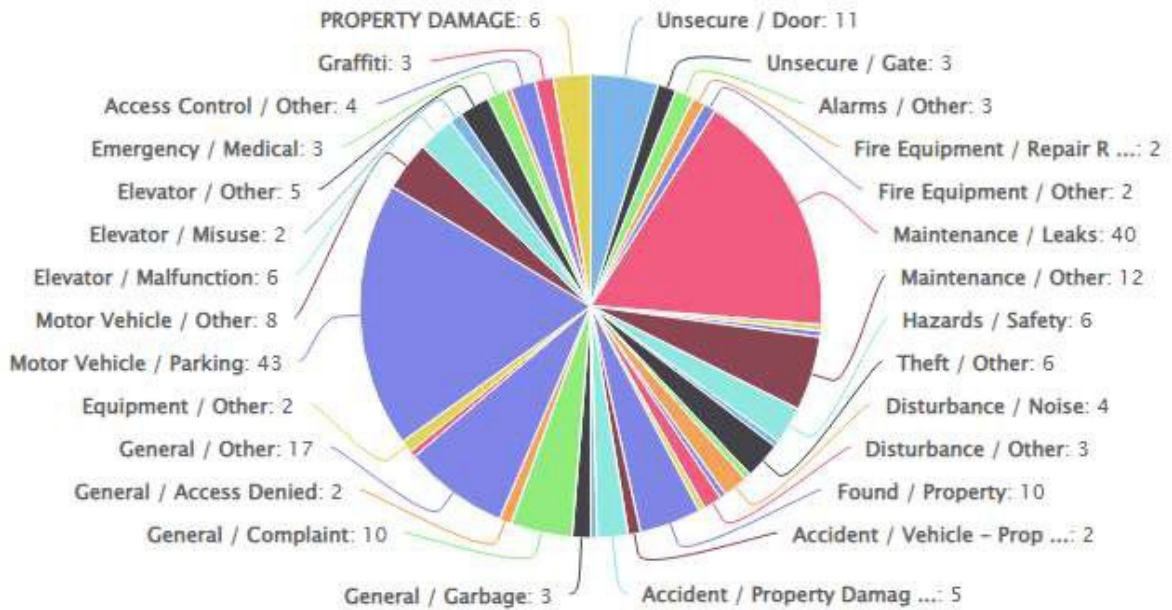


Tower 2 37th Floor Trash Room Door Maintenance



BBQ Area Maintenance

Incident Category



--Jack Johnson, General Manager

ADMINISTRATION/FINANCE/PERSONNEL

Administration: We would like to introduce you to our NEW Office Administrator – Ty Monroe. We will have a bio on Ty for the next newsletter.



EMPLOYEE OF THE QUARTER:

Deanna Schneider - Security Supervisor

Deanna shows incredible dedication, passion, knowledge, and patience in her role here at the WB. She is the rock for the overnight shift, dealing with some very interesting and dicey situations. Deanna always abides by the House Rules, enforcing them to the letter. Her overseeing of the parking voided passes on the overnight watch, has helped to catch those folks utilizing FAKE or VOIDED passes which is appreciated by Management. She excels in training new officers in WB policies, practices and procedures and imparts her years of experience to them making them better officers. Deanna is a great asset to the Waikiki Banyan and Phoenix Security. Thank you, Deanna.



Joey (Diosdado Limos) - Maintenance

Joey is a diligent and reliable maintenance person. He has a great knowledge and is very passionate about the Waikiki Banyan and his work. He is an accomplished drywall mud installer and painter, taking great pride in making sure his work is impeccable. He is funny and personable. Joey is also a wonderful teacher and is very well liked by his peers. Joey also was the chef for our 2nd Employee of the Quarter luncheon showing off his Filipino heritage to the delight of the team. Thank you, Joey, for all you do.



LANAI INSPECTIONS: There are still have many units to inspect. If you have not had your lanai inspected, please contact info@waikikibanyan.org to schedule. We are only just over halfway through.

How does the BBQ AREA WORK:

- We have 10 coin-operated electric barbecues. These are generally available on a first- come first-served basis and can booked up to 24 hours in advance through the security department located in Tower 2 Lobby Level.
- The barbecue area is available until 8:00 p.m. We lock the barbecues at 8:00 p.m., which allows you to cook up until then.
- BBQ cook time slots: 10.30 am – 12.30 pm, 1 pm – 3 pm, 3.30 pm – 5.30 pm and the last slot is 6 pm – 8 pm (Please note that the keys will not be given out past 7.30 pm due to the closing time of 8pm. Picking the key up as late as 7.30 pm for the last slot would only give you a 30-minute cook time).
- You will get one (1) hour of cooking time for \$2.00. You can set the cooking heat you want with a thermostat control. Keeping the barbecue covered when you first activate it will let the barbecue get hot most efficiently, usually in about five (5) minutes. We recommend that you keep the barbecue cover closed while you cook.
- Please do not try and clean the barbecue grill after you are finished cooking. Waikiki Banyan Housekeeping cleans the barbecues every day. Please clean the area around the barbecue after you are through.
- Barbecues are secured at 8:00 p.m. No cooking is allowed after that time. You may remain on the recreation deck provided that other residents are not disturbed.
- NOTE: IF RAINING, this area will be closed. WATER and ELECTRICITY do not mix well together. Please cooperate with the Security Team if they need to close this area down due to the inclement elements.
- DO NOT PUT LIQUIDS ON THE GRILL OR COOKING ELEMENT.

How Do The “Virtual Parking Stalls” Work?

We have seen more people parking in the VIRTUAL stalls incorrectly. [FAQ – Waikiki Banyan Condo Owners](#) A great section for added information is under the FAQ’s on the www.waikikibanyan.org website.

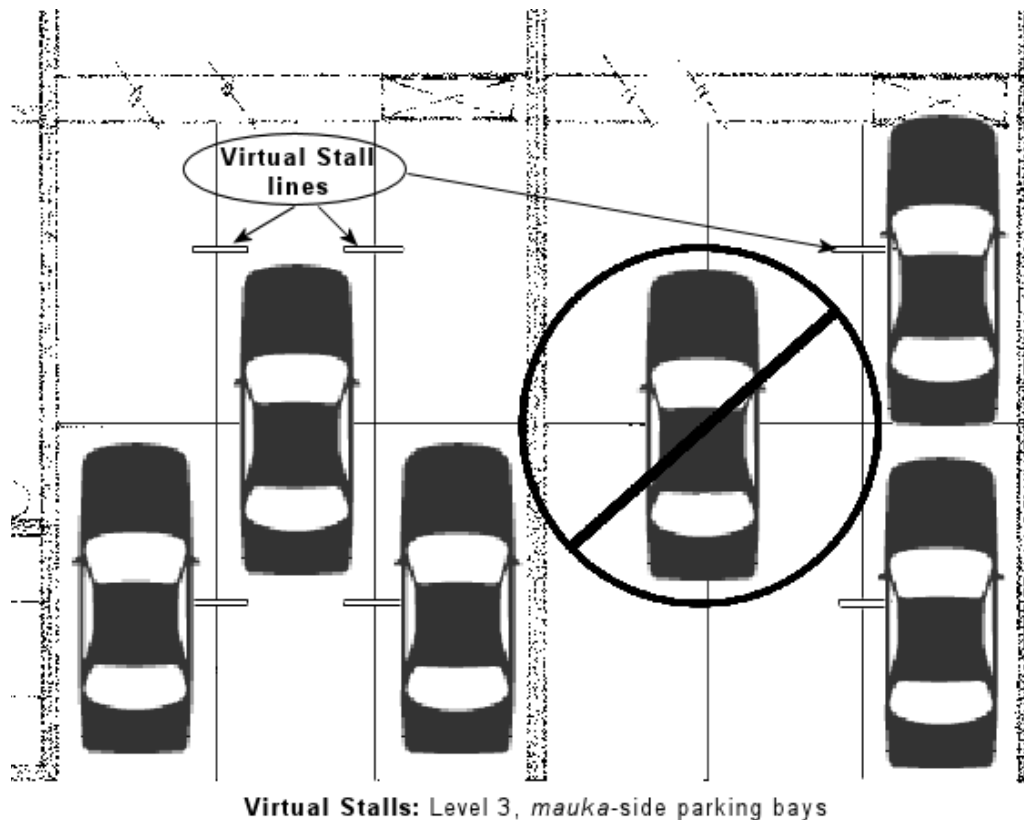
When Waikiki Banyan’s garage was designed, the architects created a large number of back-to-back (“tandem”) stalls. In some parts of the garage, there are sets of stalls in tandem, with small compact stalls blocked by regular stalls. Since this design was approved by the City & County Building Department for construction, this is the configuration we must maintain.

Our house rules require that every vehicle be parked within a marked stall, and that only one vehicle occupy a stall. This means that if a car is parked overlapping two tandem stalls, one of which would

normally be unused, that vehicle is tagged with a violation notice. Repeated violations may lead to a vehicle being banned from parking in the garage.

In response to an owner's suggestion, we have created virtual stalls to allow more rational use of the existing spaces without altering them. Maintenance has marked these virtual stalls with short white lines across existing stall markings. Using virtual stalls will allow owners to stagger their vehicles for easier access without being ticketed by Security.

The diagram below shows 2 parking bays on the *mauka* side of the parking garage, each containing six stalls, with virtual stall marks painted in.



Virtual Stalls: Level 3, *mauka*-side parking bays

Note that all but one of the cars shown in the diagram are parked in accord with our regulations. The vehicle in violation is not in either an actual or virtual stall and would receive a violation notice from Security.

Note also that the two cars that are parked one behind the other are both parked in accord with our regulations. If you choose to park in the inner of two tandem stalls, you take the chance that someone will park behind you and block your exit.

--Angela Taverner, AOA Residential Manager

6 Quorum for Annual Meeting - Reminder

You should have received your consent form to reduce our AOA quorum requirement for the annual meeting by now. Your Board of Directors has weighed the pros and cons to this request carefully and feel that a drop in the current amount from 50% to 30% is needed.

Why, you may ask?

We have not held an annual meeting for two years because we did not receive enough proxies.

We have not been able to directly elect board members for two years, so vacancies have had to be filled by the board. Owners should be able to vote for the individuals they want to represent them. Hawaii State Law requires condo associations to have annual meetings and we need to be in compliance.

A reduction to 30% for quorum is in alignment with other state-wide and mainland condo associations so we're not asking you to do anything unethical. We just want to hold annual meetings and provide you with the opportunity for democratic representation.

We have 876 homeowners, many of whom are off-shore or own for investment purposes only. Our off-shore owners are from no less than 10 different countries and we have a difficult time engaging them in the business of the AOA. Many investors seem to rely on a 3rd party to manage their investment. It's difficult to engage these owners in the everyday business of the Banyan and many of them neglect to return proxies.

We need to pass this amendment with 67% of the owners voting "yes". This means, to be safe, we need 600 'yes' votes.

HOW YOU CAN HELP

- Send in your ballot with a 'YES' vote as soon as you receive it.
- Vote no later than January 5th.
- PLEASE CONSIDER VOLUNTEERING to help "get out the vote".
- We will make follow-up calls, reminding people to vote & answering questions.
- We will remind owners to return their 2023 proxies.

If you'd like to help, please email info@waikibanyan.org or call 808 380-4869 and leave a message. Please state your name, unit number and phone number.

--Valeree Albertson, Vice President

7 Hawaiiiana Survey

Our recent survey garnered 94 replies. Since the respondents were self-selected, there is some lack of statistical significance, but nevertheless the survey revealed that overall, owners are satisfied with Hawaiiiana. The primary concern seemed to be a lack of easy access to account information.

1. How do you rate Hawaiiiana's customer service overall?

Excellent	14
Very good	35
Good	29
Fair	10
Poor	5

2. How do you rate Hawaiiiana on accuracy of bills and statements?

Excellent	25
Very good	31
Good	24
Fair	10
Poor	3

3. How do you rate Hawaiiiana on providing clear and timely communication?

Excellent	20
Very good	30
Good	22
Fair	17
Poor	4

4. When contacting Hawaiiiana, how do you rate their responsiveness?

Excellent	17
Very good	26
Good	25
Fair	14
Poor	8

5. Are you happy with Hawaiiiana as our condo management service?

Very happy	19
Happy	35
Okay	27
Unhappy	6
Very unhappy	6

The survey had a 95% confidence level at a +/- 9.5% margin of error. Weighted scores, with 5 being the most favorable score and 1 being the least favorable, are as follows.

Q1 3.46

Q2 3.70

Q3 3.48

Q4 3.33

Q5 3.59

Overall 3.51

---Bob Newell, President

8 Did you know? Ala Wai Canal

The Ala Wai Canal is an artificial waterway in Honolulu, Hawaii which serves as the northern boundary of the tourist district of Waikiki. It was created in 1928 to drain the rice paddies and swamps which would eventually become Waikiki. It also serves as a primary drainage corridor for the rivers and streams that run through central and east Honolulu.

The canal runs from just northwest of Kapahulu Avenue along the length of Waikiki, then turns southwest to empty into the Pacific Ocean. Bridges cross the canal at McCully Street, Kalākaua Avenue, and Ala Moana Boulevard. Ala Wai Boulevard runs parallel to the west side of the canal in Waikiki.

If you live in Tower Two – Mauka Tower facing the mountain chances are that you have a beautiful clear view of the Ala Wai Canal.

9 Interesting Places to Visit – Honolulu Zoo

The Honolulu Zoo is just a short walk from the Waikiki Banyan.

The Honolulu Zoo is a 42-acre zoo in Queen Kapiʻolani Park in Honolulu, Hawaiʻi. It is the only zoo in the United States to be established by grants made by a sovereign monarch and is built on part of the 300-acre royal Queen Kapiʻolani Park. The Honolulu Zoo features over 1,230 animals in specially designed habitats.

The Honolulu Zoo is unique in that it is the only zoo in the United States to be established by grants made by a sovereign monarch.

In 1914, the City of Honolulu assumed responsibility for Kapiʻolani Park and Ben Hollinger, the first Park Director for Kapiʻolani Park, began collecting animals “for the children of Hawaiʻi.” His collection began with a monkey, bear and an African elephant. In 1947, 42.5 acres within Kapiʻolani Park, was designated as the Honolulu Zoo. A Master Plan in 1984, was developed for a Tropical Zoological Garden. All exhibits were organized into three tropical ecological zones: the African Savanna, Asian and American Tropical Forests, and Pacific Islands.

There are approximately 900 different animals from the tropics that now reside at the Honolulu Zoo. Komodo Dragons, orangutans, elephants, primates, birds, reptiles, amphibians, and a variety of African animals can be viewed in their specially-designed habitats daily.

151 Kapahulu Ave., Honolulu, Hawai'i 96815

(808) 971-7171

Hours of Operation:

Open Daily

10:00 a.m. to 4:00 p.m.

(Entrance closes at 3:00 p.m.)

10 Editor's Notes

Happy New Year! If you were fortunate enough to be at the Banyan this New Year's Eve, I heard that the weather was beautiful and the fireworks were spectacular. I am definitely planning on sitting on the beach with a few of our new friends and neighbors for this year ending 2023.

The focus is on the upcoming Annual Board Meeting, if you are happy or unhappy with happenings at the Banyan, make your vote count by attending the AGM and/or sending in your proxies along with a "yes" vote to change the quorum requirement.

This year's Annual Meeting of the Association of Apartment Owners of Waikiki Banyan will be on February 16, 2023 at 4:00 pm (registration will begin at 3:00 pm) on the recreation deck of the Waikiki Banyan (6th Floor). If you can be there during this time, please plan on attending.

Thank you to the Hawaiiana team, Jon McKenna, and his staff for all the work that they do for the Waikiki Banyan in the background to keep us on track. We will highlight Jon and his team in the upcoming newsletters.

Also, a big thank you to the AOA team, Jack Johnson, and his staff for keeping the 24/7 operations of the Waikiki Banyan running while fighting the "daily fires" of pool treatments, security issues, and the myriad of "other" incidents happening every day. Please look forward to having the members of this integral team highlighted in the upcoming issues of the newsletter as well.

We don't have a "perfect" building, but I know that this Board along with the AOA team work hard at moving in the right direction of that goal. Bob, and fellow Board members, I know you all spend way too many hours to count, researching, gathering information, working on projects and sitting in Board Meeting, all to keep the Waikiki Banyan on track to being a safe and beautiful place to live and vacation. Thank you, I truly appreciate it.

Stay healthy and remember to enjoy all the moments in your life.

--Angie Lum, Director, Coordinating Editor