
ABOVE THE CREST

HOKUA'S QUARTERLY NEWSLETTER



HIGH RISK COMPONENT PROJECT

Beginning **Tuesday, May 31st thru Thursday, June 16th** Dorvin D. Leis will be on property to assist with the High Risk Component Inspection of all residential units. This important inspection assists with your unit's overall preventative maintenance.

We will be inspecting ALL UNITS (A-G, H-L, & Alii) on two (2) floors a day until completion of the project. Prior to the start of the project, we will be providing each unit an informational packet. The packet will include a list of areas and items the technicians will be inspecting, photos of which areas should be cleared out before your appointment, and date and estimated time of your inspection appointment. Please read all items provided carefully.

Once received you will be given a deadline to respond by. Please respond to Kristin at kristin@hokua.net. Please let us know if someone will be home or if you will need a key assist. If you do not respond, it will be considered non-compliance and you will have an allotted numbers of days to complete the inspection on your own, at your own cost.

This inspection is MANDATORY. As the technicians are on a tight schedule, they will not be able to accommodate any time/date changes of your inspection appointment. However, situations of hardship will be taken into account on a case by case basis. If you decline access into your unit, you will still be required to complete the inspection at your own cost with assistance from a licensed plumber.

A formal letter from the AOA's Attorney, John Morris regarding this project is forthcoming. Please be on the lookout for this important document.

We appreciate your kokua, patience, and understanding with this important preventative maintenance project.

OUR BRAND, NEW WEBSITE



We are excited to announce the launch of our brand, new Hokuia.net website! This website will be a one-stop shop for information, documents, and much more.

To sign up for access, go to www.hokuia.net and click Resident Login in the top right corner. You may sign up using your Facebook or Gmail account, or with any personal email address. After clicking "Sign Up," an email will be sent to you. We will receive your login request, activate your account, and send you a confirmation email. Your email will include a link to create/verify your new password. After you create/verify your password, you can log in.

MEET OUR NEW PROPERTY MANAGER—JOHN BOUCHIE



John joined Hawaiiana Management in 2007 where he was promoted to Director of Property Management in 2010, then to Vice President in 2011. He has over 40 years of experience in the real estate and property management industry and is was formerly Assistant Vice President at Peabody Properties, Inc in Boston Massachusetts.

John has a diverse management portfolio which includes Trump International Hotel and Tower, The Imperial Plaza, Waiea, and Mokuleia Beach Colony. He is a graduate of the University of Massachusetts, Boston. And, he is looking forward to working with the Staff at Hokuia.

GUEST SUITES—NEW TRANSIENT TAX

Effective January 1, 2022, the 3% Oahu Transient Accommodation Tax (OTAT) was applied to the Hokuia Guest Suite nightly room rate. The nightly rate is \$175 plus 17.962% taxes (Hawaii State Tax 4.712%, Transient Accommodations Tax 10.25%, and Oahu Transient Accommodations Tax 3%).

The new inclusive nightly rate total will be \$206.43.



If you'd like to make a reservation or have questions about the Guest Suite policies, please contact Kristin in the Management Office.

A HUI HOU, ROBERT!



best
WISHES

In April, we bid A Hui Hou to Robert Marlang. Robert was a member of our Maintenance Team and had been here at Hokuia for the past ten years! We wish him the best in his future endeavors.

MAINTENANCE TIPS — ARC FAULT CIRCUIT BREAKERS



JON EVELAND

FACILITIES MANAGER

This tip has to do with your Arc Fault Circuit Breakers located in your Suite's Laundry Room Circuit Breaker Panel. The original Eaton Cutler-Hammer Arc Fault Circuit Breakers are identified as the yellow-labeled Circuit Breakers with the little yellow label and a white test button on them. Newer ones have green labels and a white test button. These Circuit Breakers have demonstrated occasional failures in the form of not testing properly.

You can test an Arc Fault Breaker's performance is by taking a wood pencil and pushing on the little yellow or white test button with the eraser end. Doing that should trip the breaker and then you simply reset it by pushing the breaker switch first, all the way to the OFF side, and then all the way back to the ON side.

Occasionally, this test button fails and doesn't trip the breaker when pushed but sits there and buzzes for a moment or two and then loudly pops and a small spark sometimes is seen coming out of the test button area. This is why using the pencil eraser method is recommended. Your finger is thus kept far away from any possible spark. If it does spark, you'll need to have an Electrician to replace it as soon as possible.

Any Arc Fault Circuit Breaker that fails the Test Button push or that fails to reset afterward must be replaced at the earliest opportunity.

WHAT TO DO IN THE EVENT OF A FIRE

Mahalo nui loa to everyone who participated in our Full Evacuation Fire Drill on April 28th! Here are some tips in the event of a fire:

IN CASE OF A FIRE, IF YOU SEE FLAMES OR SMOKE, OR SMELL SOMETHING DEFINETELY BURNING: DON'T PANIC - Remain Calm

- Notify the Fire Department. **DIAL 911 ON YOUR TELEPHONE AND REPORT THE FOLLOWING:**

"I am reporting a fire in the Hokuia condominium at 1288 Ala Moana Blvd." Provide the exact location of the fire, unit number and floor. Do not hang up until the operator is done asking questions. Immediately after completing your call with the emergency operator, call the Front Desk at 808-692-0000.

- Alert all occupants of the building by activating the fire alarm pull station. Familiarize yourselves with the location of fire alarm pull stations.
- **If you have a fire in your unit**, CALL the Front Desk. If the fire is small and in the beginning stages, you can attempt to put out the fire. If not, leave the unit and close the door behind you.
- **If your smell smoke in the hallway**, CALL the Front Desk at 808-692-0000. If the door is hot, **DO NOT OPEN THE DOOR.** Wet some towels to put at the base of the door to prevent smoke from entering the unit. Wet towels can also be used to apply to your face as a filter. Fill your bath tub with water. If you have a lanai and conditions permit, please wait on the lanai for help.
- **If there is a fire in the building**, you will be alerted by the building's alarm system. Additional instructions will be broadcasted from the General Manager or other Hokuia staff.
- **DO NOT USE THE ELEVATORS** if there is a fire in the building. Use the stairwells ONLY.

For more information you can view our Fire Safety Packet on our website. Click on Emergency Procedures. The packet includes our safety tips listed above, Evacuation maps, and a visual map of our Evacuation meeting spot.



RYAN BENAVENTE, ARM

ASSISTANT MANAGER

NEW GUEST PARKING SERVICE PROVIDER

Effective April 1, 2022 Diamond Parking Service will be our new guest parking service-provider at here at Hokuia. The guest parking level entrance/exit-gate equipment has been replaced with a new upgraded digital system. The new system is fully automated and the validation program has also being upgraded as well.

Your guests will have full validation with a scan sticker provided at our Front Desk. Upon exiting, your guest will just need to scan the barcode and the gate will lift.



HOUSE RULES & REMINDERS

Shopping Carts

Please remember to return the shopping carts to the floor that you found them on after each use. Please do not leave the carts in the hallway corridors, in the doorway of your unit, or in the elevator lobbies. We also kindly ask that you do not store the carts in your unit or in your parking stall. If you need assistance with the returning of your cart, please contact the Front Desk at 808-692-0000.

Recyclables

When disposing of your recyclables in the Trash Room, please make sure that they are rinsed out and properly bagged.

Newspaper Bags

Please do not hang newspaper bags on the handles of the fire doors. In the event of an emergency, if a bag is there, the doors will not close properly. Please leave them at your door, on the ledge of your floor's elevator lobby, or with the Front Desk.

CALENDER OF EVENTS

Annual Association Meeting

Thursday, May 12th at 6PM
Cabanas 2 & 3



Hot Hokuia Nites

Date is TBD
Cabanas 2 & 3



High Risk Component Inspection

Tuesday, May 31st
thru
Thursday, June 16th



HOKUA CONTACTS

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