

Windward Passage News

2017 Number 2

The holiday season is upon us and the end of the year is looming, so it is time to get caught up with the latest happenings around Windward Passage.

Painting - The paint job is finished! It seemed to take forever, but now we're good for the next 15 - 20 years. Raymond's Painting finished up in early October and so far there have been no callbacks. The building is looking good.

The Roof - Verizon is fully deployed and has been paying rent for several months. A survey of emission levels in the top floor of the building is taking place this month to be sure there are no unanticipated problems.

Barbecues - The Ad Hoc committee that has been planning the recreation/pool deck renovation came up with a brilliant idea to utilize the vacant space between the 2 sets of barbecues. A large work table is being installed in this space while at the same time the grills themselves are being turned around. Master Chefs working the grills will now be able to turn around to the work table to access food and tools, freeing up space around the sinks adjacent to the grills. Tiling around the grill sinks and the cabana sink is being replaced by a seamless ceramic counter top material that will also cover the work table.

Sayonara Potholes - The much anticipated repaving of Aoloa St and Aoloa Place is scheduled to begin in late January. The work will be done in 3 stages, each lasting about 4 days. Up first will be Aoloa Pl, which should not cause problems for Windward Passage access. The second phase will close Aoloa St from the Hamakua Rd entrance up to and including the intersection with Aoloa Pl during the day (7:30 - 4:00). In the evening one-half of that section of road will be open. The third phase covers from Kailua Rd to the intersection with Aoloa Pl. The same closing rules apply. Access to Windward Passage will still be possible, but there may be delays.

Smoking - Last summer owners were requested to consider an amendment to the Windward Passage By-Laws that would forbid smoking everywhere on our property. The amendment contains a grandfather clause for current resident smokers, so no one would be denied their usual practice. The current tally of 149 respondents is Yes - 121, No - 28; an approval rate of 81% amongst respondents. However, amending the By-Laws requires approval by 67% of ALL 204 owners. The 121 positives represent only 59% of total ownership. A second request is being sent to those who did not respond to the first. If the Board receives 16 additional Yes replies out of 55 outstanding, they will move forward with the change after the new year.

A New Face - If you have noticed a smiling new presence in the Windward Passage common areas, please say Hi to Maile Balai, our new custodian. Maile started in October and we welcome her to the Windward Passage staff.

Holiday Party - The annual Windward Passage Holiday Party will take place in the Social Room on Saturday, Dec 9. All residents, owners, and staff are invited. The festivities will commence at 6:00 PM. This year the AOA will provide all of the food plus beer, wine, and non-alcoholic beverages. Potluck contributions are not requested as we want to use the space freed up for more seating. It's a great time to chat with neighbors that you usually see only in passing.

Safety Committee - A volunteer Safety Committee headed up by AOA VP Lorna Awana has been working on a new safety plan for Windward Passage. They are currently awaiting a meeting with a Honolulu Fire Marshal to discuss specific actions that can be taken to enhance our awareness and reaction to unsafe situations. If you are interested in participating please let Lorna or the office know. All residents - owners or renters - are welcome.

A Look Ahead - The past few years have been pretty busy around Windward Passage, what with the elevators, the new tennis court surface, the transformation from the gym into a fitness center, painting the building, and ongoing work on the recreation deck. The next few years look to be relatively quiet; a good time to catch our breath and build up our reserves. However, the Board still has a few items on their plate:

Recreation Deck - Reorganization of the grills (see above) has postponed resurfacing and repainting of the entire recreation/pool deck. Look for that to happen early in 2018. There is a volunteer ad hoc committee planning a new look for the deck. If you are interested in participating please let the office know.

Rock Wall - The hedge fronting Aoloa St is beginning to show its age. The Board is investigating replacing the hedge with a rock wall rather than making a major replanting effort. A wall will require much less maintenance and will not take years to develop into a tasteful barrier.

Text Alert System - Have you ever heard our fire alarm go off and left the building only to find that it was a false alarm? Or have you ever missed a notification regarding water shut-offs or parking issues? In our connected 21st century world this should not be happening. The Board is negotiating a contract with *aXess Point*, a Honolulu based company that has created "The Condo App" (<http://axesspoint.net>). This application does many things, but perhaps the most important feature is that it will enable our Resident Manager to communicate with residents at a moment's notice through text messages to their smart devices and emails to their computer. More mundane notices, such as water shut-offs, may also be sent in texts to affected individuals so that the information will be stored on your device or devices for reference. More information will be available early in 2018.

Hallways - Carpet cleaning done earlier this year was a success, so the Board has decided to push renovation of our hallways into at least 2019. Residents are invited to join the ad hoc committee that will be choosing new decor (carpets, painting, ...) during the coming year. As with the other committees, please let the office know of your interest in helping plan this work. We're hoping that the hallways new look will be a little less institutional and all ideas are welcome.



Getting to Know - Nati Ferguson

If you are in the Windward Passage office and look to your left, behind the barricade of filing cabinets, you might catch a glimpse of our accountant, Nati Ferguson. Nati has been with us since 2012 and works 3 days a week taking care of all things financial for the AOA. She works closely with AOA Treasurer Hector Yango, and our Managing Agent Bernie Briones to ensure that everything runs smoothly. Her in-depth analysis and projections of income and expenditures is invaluable to the Board when making up the annual budget or considering major expenditures.

Nati is a native of the Philippines, where she received her Bachelor's Degree before coming to the U.S. to earn an MBA at U.C.L.A. Being in L.A., she naturally became part of the entertainment industry - running a television production company for 20 years before retiring. But retirement didn't suit and before long Nati became the Purchasing Administrator for Time Warner's International Theater Division, which included operations throughout Asia and Europe.

Nati left L.A. in 2012 to join her daughter, son-in-law, and granddaughter in Kaneohe, where she presently lives. Nati is an avid reader with history and adventure her favorite topics. She also enjoys following politics; certainly something that must keep her occupied these days. She initially joined our staff as a way to keep busy, and she says that it is a real pleasure to come to work.

We are fortunate to have someone with Nati's background and knowledge working on our behalf as part of our ace staff.