

Windward Passage News

2018 Number 2

Summer is upon us, although it might have seemed more like winter over the past month - what with cool temperatures and seemingly never-ending clouds and rain. Hopefully all that is in the past now and we are gearing up for a lovely summer. And with summer comes the onset of **Hurricane Season** for the islands (June 1 until November 30). It has been 26 years since Hurricane Iniki (Cat 5) caused significant damage on Oahu as it was on its way toward flattening Kauai. Forecasters are saying that 2018 will be a busy year, so stock up on some emergency supplies. No one really knows how well Oahu's infrastructure will hold up under a direct visit by a Category 4 or 5 storm. We could be without electricity - and maybe even water - for an extended period.

Some Updates -

The repaving of Aoloa Street is still scheduled to begin early in July. Information will be circulated concerning limitations on access to WP as the time approaches.

The maintenance crew is still working on the Dog Run. All of the recent rain has slowed the process of growing new grass in the worn areas.

The Condo App will be rolled out shortly. The staff is being trained in its use before releasing it to residents and owners.

Talk Story Hour - Several residents have suggested that we initiate some sort of informal social gathering on a semi-regular basis. An occasional (monthly, semi-monthly?) Saturday morning coffee hour has been mentioned. When residents get together, such as at the year end Holiday Party or the July 4 hot dog/ chili cookout, everyone seems to enjoy the chance to hang out and chat. More opportunities would be welcome. The Board supports the idea, but would like the organization to be in the hands of a volunteer or volunteers. Anyone interested in helping get started should email the Board Secretary:
roy.wilkens@gmail.com.

Windows & Doors - After literally years of consulting with engineers and vendors we will soon have a complete set of drawings and specifications for replacement windows and sliding doors. There will also be at least one vendor who will meet the specs and do installations. Fortunately, the apartment inspections that were performed last year found very few problems with our windows. However,

for those who need some work most of the “heavy lifting” has been done - primarily by Dick Holt, who deserves our appreciation for pushing on through many frustrating moments.

Water Leak Protocol - In the last newsletter we tried to clarify how our insurance policies handle water damage from leaks. Here we review the procedure should you experience a water leak:

1. Stop the cause of the damage if possible.
2. Call the Resident Manager **immediately** so that he can check for damage in units below yours.
3. Call a plumber. The office has a list of licensed plumbers who have recently worked at WP and who have agreed to provide proper documentation for insurance purposes.
4. Call appropriate cleanup company, i.e. water extractors or carpet dryers.
5. Call your Homeowner (HO6) insurance carrier and report the claim.
6. The Resident Manager will send an Incident Report to our Account Executive.

Porte Cochere - defined as a “covered entrance large enough for vehicles to pass through”, around WP it has meant “that structure out front with the scraggly weeds growing out of the top”. The Board has signed a contract with A&K Landscaping Services to see if we can do a little

better. Their initial work will entail installing a new drip line with an electric valve and controller, pulling weeds, filling gaps with plantings, and fertilization of the planter beds.

Elevator A - What is with the message board? Well, the software and hardware are provided to Otis by a third party vendor. The electrical storms that fried the message board in elevator A also wounded others on Oahu and the supplier has had to get new hardware from the mainland. Ali has been persistent with Otis, but we are still waiting. Hopefully not too much longer.

Dryer Ducts & Vents - Our dryer ducts are vacuumed every 3 years and our bathroom vents every 6 years. This year both are due for cleaning. The Office is trying to schedule the cleaning for some time in June or early July.

Renovations -

The hard work on the pool and deck is done. Look soon for more umbrellas, more chairs, and more (new) tables.

The hallway committee is looking at new lighting fixtures for all of the halls. Painting and new carpet are still a year or so away.

With the tennis courts, the fitness center, and the pool finished the Board will soon be turning its attention to the social room. It is early days yet, but if you have some ideas please write a memo to the Board and turn it in to the Office.