

# Windward Passage News

## SPRING 2013

Welcome to the latest incarnation of a Windward Passage newsletter. We hope that this quarterly publication will help to keep Windward Passage owners and tenants up-to-date on the latest happenings around our condominium home.

## PLEASE HELP US GO PAPERLESS

Each time the WP Office has to process a mailing it costs the Staff time and the Association money. Best practices for modern business include carrying out most communication and transactions via email and the world wide web. Therefore we are developing email lists for delivery of most routine WP information (including this newsletter). If you are interested in reducing snail-mail and we do not already have your email address, please send an email to [WP-Office@hawaii.rr.com](mailto:WP-Office@hawaii.rr.com). As additional incentive, the newsletter sent electronically will allow instant access to links embedded in the various items that provide additional information and context.

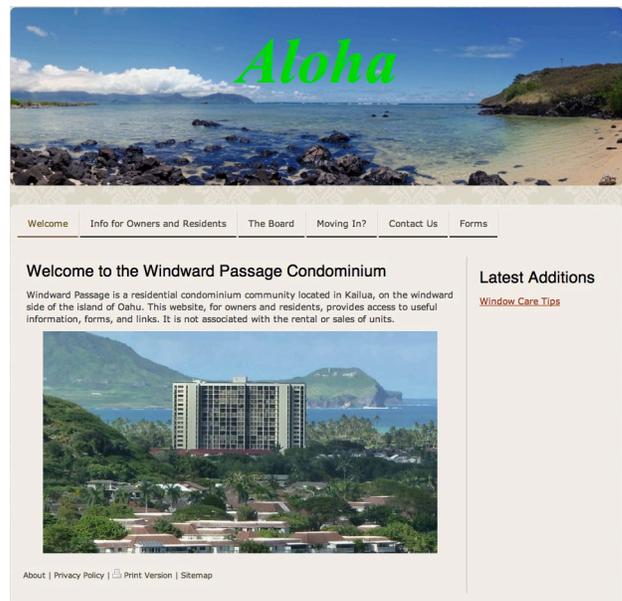
## WINDOWS

An apartment window care and maintenance tip sheet is available on the WP website ([click here](#)) or in the office for residents who are concerned about corrosion buildup on their window frames. Individual apartment owners are responsible for the inspection, maintenance, and necessary repair of all apartment windows, aluminum frames, seals, and operational swing mechanisms, including lanai sliding glass doors. White vinegar and water can be used to to remove aluminum corrosion and the local hardware store has several corrosion blockers to help reduce future problems.

## NEW WINDWARD PASSAGE WEBSITE

Along with the new email list we are also developing a new website for WP:

[www.windwardpassagekailua.com](http://www.windwardpassagekailua.com)



The website already contains information such as House Rules, Contact links, and downloadable copies of useful forms. Owners have a password protected area with access to Board Minutes and other Association documents. Owners wishing to obtain the password should email (or drop into) the [WP Office](#) for verification of their ownership status. Suggestions for content you would like to see either in the newsletter or the website should be sent to [wpkailua@gmail.com](mailto:wpkailua@gmail.com).

## TARGET

The May 16 Star-Advertiser had an update on the Target store. [Click here](#).

**PLEASE USE YOUR HEADLIGHTS IN THE PARKING STRUCTURE**

## ELEVATORS

Our new high-tech elevators have been fully operational for several months now and residents are becoming used to the brave new world of 21st century lifts. The elevators were installed and are maintained by OTIS, the world's leading elevator manufacturer. They are run by a proprietary system called COMPASS which uses "fuzzy logic" to optimize operations. By entering your destination rather than simply calling for an elevator, COMPASS is able to more efficiently deliver passengers to their destinations, thereby saving energy and reducing wait and ride times. The computer running the system is continually collecting data so that things like prepositioning of cars changes during the day based on usage history. Two additional benefits of the new system are mechanical performance monitoring (to identify potential loss of service before it occurs) and the ability to provide one-day-only codes to movers so that they can summon the freight elevator when needed. Using these codes eliminates the need to reserve the freight elevator for the entire time that movers are at WP. When they are not physically loading or unloading, the freight elevator is available for everyone else. More information on COMPASS is available on the [OTIS website](#).



sewer charges are part of the calculation of monthly maintenance fees and likely are passed on to renters. To put these numbers in perspective, WP over the past year used an average of 26,500 gallons of water per day, or 795,000 gallons a month. Simple calculations show that reducing water use by 10% would result in a monthly savings to WP of approximately \$500. Do you run the water in the sink while brushing your teeth? Do you run the dishwasher or washing machine with small loads? Small savings in water use for an individual can add up to significant savings when multiplied by all of the residents in WP's 204 units. Water and sewer rates are going to continue to climb, so please do what you can to keep our bills as small as possible.

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## NEW SECURITY GUARDS

[Act 208](#) passed by the Hawaii legislature last year mandates training and registration for all security guards working in the state by July 1, 2013. It defines basic requirements for age and education as well as continuing education. Additional requirements for management and oversight of guards have pretty much made it impossible for small operations like WP to continue to privately employ guards, so the Board evaluated bids from 4 security firms to provide personnel. [Phoenix Security](#) was selected. Fortunately, while there will be new uniforms there may not be new faces. Most of the guards presently employed by WP have agreed to apply to the new security service and will stay with us providing they meet the requirements of the new company.

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## PLEASE CONSERVE WATER

In 2008 condominiums were charged \$1.80 per 1,000 gallons of water used per month in excess of a 2,000 gallon minimum. Because of Oahu's aging water and sewer infrastructure and a consent agreement signed by the City and County of Honolulu with the EPA, today that rate is \$3.35 and is scheduled to increase by another 50% over the next 4 years. Additionally, the WP sewer bill has a "Sewer Volume Charge" of \$3.77 per Kgal for 80% of monthly usage. Water and

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## WHAT'S THIS?

Last December a helicopter was used to switch air conditioning units on the roof of the racquetball courts. To see more pictures, [click here](#).

