

Windward Passage News

SUMMER/FALL 2013

Summer is passing into Fall on the Windward side, bringing on gentle trade winds, and the occasional alert for an impending tropical depression. Here's what's been going on at Windward Passage.

NEW GUARDS

The new guard service provided by [Phoenix Security](#) officially took over from our own in-house guards on July 1. A meeting was held on the evening of July 24 so that residents could meet the officers of Phoenix, learn about their company, and ask questions about the new guards. The one major difference between the old and new systems is that residents with a problem now call a dispatcher in Phoenix' main office, who records and logs their call and contacts the guard on site. The system ensures that there is a record of a call and that the dispatcher will follow up to be sure the issue at hand is addressed. The dispatcher phone number is:

(808) 988-7077

This phone number and an entry door code number for dispatch are posted on the office door. All residents are advised that there is a general outline of the scope of security work performed on property available at the office. However, specific functions, duties and times duties that are set to be completed are not released in an effort to minimize releasing this information to the general public for the sake of the safety and security of all residents and their guests. This document will be revised as we gain experience with Phoenix.

WINDOW MAINTENANCE

As noted in the last newsletter, there is a tip sheet for window maintenance available on the WP website. One of our residents noted that it is not generally recommended to use WD-40 to

lubricate window hinges because our window washers grease those hinges once a year and WD-40 contains a solvent that will break down the grease. Use WD-40 to remove white patches of corrosion. Use another lubricant, such as silicon or teflon grease on the hinges.

The Board is investigating what alternatives are available for window replacement while still maintaining the outward look of existing WP window hardware.

ELECTRICAL DISTRIBUTION PANELS

Within the WP building there are several electrical panels that regulate and distribute power throughout the complex. The Board has hired [American Electric Company](#) to provide an inspection and preventative maintenance program. The initial investigation will require a complete shutdown of electric power to the building for approximately 4 hours. This will take place sometime in the near future. Residents will be given at least 2 weeks notice before the shutoff.

THE VOTE IS IN

The vote to amend the WP Declaration and By-Laws to bring them in line with longstanding house rules limiting rental of units to a minimum of 180 days was passed by a recorded vote of 71% For and 8% Opposed. This means that no conforming rentals at WP will fall under the new state law concerning transient accommodation rental. Note that non-paying guests are not affected by this policy.

*ALL RESIDENTS AND GUESTS ARE
REMINDED TO*

PLEASE SHOWER

BEFORE USING THE POOL OR JACUZZI

Its both a health and a courtesy issue.

(In this and following newsletters we will profile a member of the WP Staff)

GETTING TO KNOW...



Ali Teixeira has been the Resident Manager of Windward Passage since July, 2007. Born in Kealia, near Kapaa on the island of Kauai, Ali graduated from Kapaa High School (GO WARRIORS!) He has been in the hospitality/management business for over 40 years, starting as a bellboy at the Kauai Sands hotel where he rose to be the general manager from 1972 until 1982. After several years in other positions with the hotel company he came to Oahu in 1984. After single handedly managing a small condominium in Makiki he moved to Waikiki, first to Foster Tower and then, for 16 years, as RM for Aloha Tower. Happily for WP, Ali left the hustle of Waikiki for the laid back windward side and has been with us ever since. Ali has 6 grown children (4 married) and lives in WP with his wife, Leslee. Although he always seems to be on the premises, he does enjoy surf casting and throw net fishing when he has a chance. As the “First Responder” to many WP problems, Ali’s experience and unfaltering attitude are a real asset for Windward Passage.

ENERGY SAVINGS

Hawaii has by far the highest electricity rates in the United States. The national average rate is around 12¢ per kilowatt-hour (kwh), while the statewide Hawaii average is almost 37¢ per kwh. In fact, Hawaii electricity is so expensive that the next highest state average rate (Alaska) is, at 18¢ per kwh, only half of the Hawaii average. Accordingly, our WP staff and Board have been working to save on energy costs. A concerted

effort over the past 2 years is yielding results. During the first 6 months of 2012 WP used on average 1619.5 kwh/day while over the same time period in 2013 the average dropped to 1520.5 kwh/day. That’s a savings of a little better than 5%. The effective rate WP is presently paying for electricity is approximately 29¢ per kwh, meaning an average savings of \$29/day between last year and this year. Much of the saving has come through new heat pumps for the hot water supply and replacing incandescent light bulbs with LEDs. All of the outside lights have already been replaced and LEDs are replacing electronic fluorescents in the parking garage as they fail. Beyond real dollar savings, installation of long-lived LEDs has the added advantage that WP staff will spend less time in the future replacing light bulbs around the property.

SECURITY ALERT

Many residents may be aware that Kailua has suffered a rash of break-ins and thefts lately. Windward Passage now has 26 security cameras arranged around the property, but even so it is not possible to have 100% coverage of all common elements. In particular, the inside of the parking garage is not covered. In July, a bicycle was stolen from a 2nd level parking stall. The theft involved cutting a chain securing the bike. Review of security camera footage did not reveal anyone leaving the garage with the bicycle, so the perpetrator remains a mystery. Residents are reminded to take care with items left in the garage. Bicycles can be stored in the bicycle cage - which is covered by a security camera.

NEW ON THE WEBSITE

Floor plans for all WP units are now available as PDF files on the website:

windwardpassagekailua.com

Please send comments/questions about the website or newsletter to wpkailua@gmail.com

Roy Wilkens - Editor in Chief