

# Windward Passage News

## 2015 NUMBER 1

Summer is upon Kailua in a rush, with record-tying temperatures of 90° already recorded twice in first half of June. Things are heating up at Windward Passage as well, with a number of projects presently underway or soon to get started. Here, in no particular order, are some updates.

Spalling Repair - After finishing the rear of the building several months ago a new session of lanai spalling repair is underway for the end and front units. Work should conclude by early-mid July.

Tower Painting - Scheduled for next year.

Trash Chutes/Air Ducts - A request for proposals will be issued before the end of June for replacement of both our trash chute and the air ducts that supply fresh air to the corridors of the tower. Selection of a contractor will be fast-tracked so that this long overdue renovation can commence ASAP.

Carpet Deep Clean/Replacement - As soon as the trash chute and duct work jobs are concluded either a deep cleaning of our existing carpet or replacement will be done. While waiting, the Building Committee will test several cleaning processes to see whether they can find one that will satisfactorily remove stubborn stains and extend the life of the current carpeting.

Reef Park/Dog Run - Temporary fencing will come down and the entire area will be re-sodded and a sprinkler system will be installed. Much of the problem with the dog run in the past has been due to the choice of

Bermuda grass as cover, which does not do well in heavily shaded environments. St Augustine grass has been chosen for the new sod. It should hold up well under the same traffic that wore down the area in the past.

Dryer Vent Cleaning - Only a few catch-up units who missed the first pass of cleaning remain to be serviced as of mid-June. Exhaust ducts from unit dryers are cleaned every 3 years while bathroom vents that interconnect are done every second time for a 6 year rotation.

Tennis Courts - Weather permitting, renovation of the tennis court surfaces and drain installation will begin July 6. The treatment will include waterproofing, crack sealing, and 3 coats of acrylic resurfacer.

Aoloa Gate - KGCA has approved trenching to bring power to a new electronic gate that will be accessible for residents 24/7.

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## SAVE THE DATE



## SATURDAY, JULY 4

ALL RESIDENTS AND STAFF ARE INVITED TO A CELEBRATION OF INDEPENDENCE DAY IN THE MAKAI REEF PARK. HOT DOGS, CHIPS, CONDIMENTS, BEER, SOFT DRINKS AND WATER WILL BE PROVIDED.

**SEE YOU THERE!!**

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

## NEW INTERNET SPEED

Have you noticed a little more ‘pop’ lately when you are downloading the latest cute kitty video on the internet? As a result of the fiber optic nodes installed on the roof of WP as part of our new (last Sept) cable contract from Oceanic, the Standard internet package which residents can get at a discounted rate has increased our throughput from 15 Mb/s down and 1 Mb/s up to 50 Mb/s and 5 Mb/s respectively. One caveat, however, is that if you have an old cable modem you may not be able to take full advantage of the increase. A 12 year old modem was only able to achieve 20 Mb/s in recent testing. The same can be said for old wireless routers.

If you are curious about your connectivity speed there are a number of online speed testers. Simply Google “*internet speed test*” and you will be offered a choice. If you are not getting the performance you are paying for and you have an Oceanic modem, you can exchange your modem for another at any Oceanic office. Another solution is to save the monthly modem rental fee (currently \$8/mo) and purchase your own modem, generally for around \$50 - \$100. A list of approved modems is provided by Oceanic on their website. Instructions for setting up a new modem are also available.

## COMMITTEE REORGANIZATION

There has been a reorganization in the structure and membership policy of Board committees. Committee membership will now be limited to a maximum of 2 Board members with the rest of the membership of 4-6 individuals filled by non-director owners:

Building: Dick Holt (Chair), Ham Winston

Finance: Kiyo Yamada (Chair), Hector Yango

Communication: Roy Wilkens (Chair), Lorna

Awana - *New Committee, see below*

As a part of this restructuring, committees will make greater use of working groups to investigate major issues. Working groups need not be populated entirely by committee membership and most will be open to everyone - owners and renters alike. Lifetimes of the working groups are intended to short to medium term depending on the topic, but are not intended to evolve into standing entities.

A new Communication committee has been formed to enhance the flow of information between management and owners/residents. Initially concerned with this newsletter and our website, new ideas will be welcome.

Regular monthly committee meetings are scheduled as follows:

Building - 1<sup>st</sup> Thursday, 1 PM, Social Room

Finance - 2<sup>nd</sup> Thursday, 1 PM, Social Room

The Communication committee will meet less frequently on a schedule TBD once a few more owners/residents have volunteered.

**Owners or Residents who are interested in getting involved should contact a committee Chair, attend a meeting, or email the Board secretary at [roy.wilkens@gmail.com](mailto:roy.wilkens@gmail.com).**

## A LITTLE KOKUA PLEASE

Please do not use the trash chute to dispose of heavy or hard items. The noise they generate disturbs adjacent residents; they weaken the walls of the chute; and they put stress on the trash compactor in the trash room at the bottom of the chute. Our recycling program for non-refundable glass containers has helped, but things like wine bottles still cause problems. Please be kind to your neighbors and to the environment and recycle when possible.