

Windward Passage News

2016 NUMBER 2

It's been a long time since Newsletter 2016 Number 1 was distributed and apologies are proffered by the editor for his procrastination while being distracted by way too many bright shiny things. Summer is waning and there's lots to report, so let's jump in with an update of issues from the last missive.

Trash Chutes & Air Ducts - The jobs were finished in June and everything seems to be working well. We should be looking at another 30 years before these items are revisited.

Dog Run - Finished. The new grass seems to be holding up well and the new plantings are beginning to spread out and prosper.

The Roof - Verizon has paid a holding fee good for about another 6 months but not yet moved in, so we are not yet receiving monthly rental checks. Last report was that they are going through the permitting process. Those of you who have ever dealt with permitting through the State of Hawaii know how drearily slow that can be.

Photovoltaic - On hold. The recent drop in oil prices (and thus HECO rates) has made installation of PV panels over the parking structure less attractive. The Board will continue to monitor the technology but plans no further action at present.

Donations - The Board decided to cease the monthly pickup of donated material at the rear of the building. This decision was taken because residents were leaving items randomly as opposed to the night before pickup. It sometimes appeared that the donated items were not of value, but rather were left at the pickup spot to avoid a trip to the dump. Residents who have bulky items to donate can choose from a number of charities that will pick up by going to <http://donationtown.org/hawaii-donation-pickup/>.

Painting - Phase 1 - Repair and painting of the sheer walls (no windows) - is nearing completion. The work is being done by Raymond's Painting of Honolulu (raymondspaintinghawaii.com). The repair work was concentrated on areas on the sheer walls where the original base paint had become detached from the wall, forming large "bubbles" when the wall is warmed by the sun and trapped air expands. Those areas have been



taken down to concrete and patched (see picture). Once the patches cured the entire wall was painted. Phase 2 - the rest of the residence tower - has been approved by the Board, with Raymond's scheduled to proceed upon Phase 1 completion.

Guards - Not everyone may be aware that our security guards are once again WP employees. Clarification of State rules promulgated in 2013 have allowed us to step back from employing a guard service. Our guards now have a better deal in terms of pay and benefits while the association has actually saved a small amount.

Cats - Residents are reminded not to feed feral cats on the WP grounds. Cats are territorial animals and should not be encouraged to settle-in on our property.

Smoking - Results of the poll on potentially regulating or banning smoking in WP units were unfortunately tainted. While online respondents names and units were anonymous, the times that their responses were made were recorded. It was obvious from those times that at least one owner felt it necessary to respond numerous times, with 27 replies, all expressing similarly strong sentiments, sent in over the space of 1 hour early on a Sunday morning. The Board continues to examine the smoking issue and will likely conduct further polling - this time with respondents identified.

Carpets - Our hallway carpets received a deep-cleaning by Advantage Carpet Care of Kailua in August. The

treatment included power vacuuming, spot pre-treating, steam cleaning, rinsing and deodorizing. A second round of cleaning will take place towards the end of the year and will include application of a new stain shield. The good news is that the carpets cleaned up extremely well and are in good physical condition, meaning that an upcoming expenditure of reserve funds for new carpets can be pushed back by at least several years.

The New Fitness Center - As the Board was contemplating the future of the WP gym it was presented with an extraordinary opportunity to acquire a complete 5 year old fitness center from the Halekulani Hotel at a fraction of the original cost.

The new equipment includes:

- 3 treadmills with wifi and tv
- 2 ellipticals
- 2 side striders
- 1 up right bike
- 1 recumbent bike
- 1 kinesis functional trainer
- 4 stack units
- New free weights

This prompted a major renovation of the gym space to include new flooring, new ceiling tiles, brighter and more efficient lighting, new paint, air conditioning, Oceanic wifi, and other embellishments. Our once dowdy gym is being transformed into a modern fitness center to rival any of the commercial operations on the Windward side. As such, it is expected that the fitness center will become an attractive amenity of WP living for many future buyers or renters. The project should be finished by early September. Virtually all of the work, with the exception of some new wiring and the A/C installation, has been done by our in-house staff. They continue to take great pride in maintaining and improving our home.



Some of the new machines recently delivered.

Pool and Rec Deck - Work will soon begin on pool/rec deck refurbishment. The initial task will include injection of epoxy to seal small stress cracks the slab. Further cosmetic work such as painting will follow.

New Oceanic Time Warner Deal To Now Include Fast Internet - The rapidly changing cable industry prompted the Board to renegotiate the 5 year contract signed with Oceanic Time Warner (OTW) 2 years ago. The results will offer significant savings for most WP residents as follows:

1. On the TV side, our package will now include the Digital Variety Pack - 130 more channels including FXX, BBCAmerica, Sundance, the Independent Film Channel and many more. The 116 residents who currently subscribe to this package will no longer pay \$16.49/mo.
2. The free use of a DVR and a second cable box, set to expire this September, will continue to be free for the next 5 year contract term.
3. After much discussion the Board has also decided to expand our basic agreement to include fast internet. The numbers favoring this decision were compelling. As of August, 151 out of 204 units (75%) already subscribe to OTW internet service. Additional residents currently receive internet service through Hawaiian Tel. Per our 2 year old agreement with OTW, internet service costs 151 individuals approximately \$30/mo for 50 mbps speed. By folding internet into our basic contract our new service speed will be 300 mbps, a 6-fold increase. Modems and wifi capable of handling the higher speeds will be included in the base package.

These additions will have a minimal effect on the maintenance fee for 2017 due to a "signing bonus" from OTW and only a small bump thereafter. In summary, the 151 residents with Internet and 116 residents subscribing to the Digital Variety Pack will no longer be paying OTW monthly out-of-pocket expenses of \$30 and \$16.49 respectively.

The Board believes that in the 21st century internet connection is no longer a luxury for most people. Although 300 mbps is much faster than most of us need to check email or do a little web surfing, the world is changing - with faster smart phones, gaming and tablet devices. Today's cat video will be tomorrow's interactive 3D experience. Much like the new Fitness Center, the Board feels that our new OTW agreement will keep WP at the forefront and add value to a Windward Passage address, as evidenced by recent apartment sales.

The new service will begin in October and there will be an informational meeting sometime in early in the month, date TBD.