



MAKAHA VALLEY TOWERS

NEWSLETTER

Living and Working Together

February 2024

Board of Directors 2024

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Sue Chapman - Secretary
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Mahalo to everyone currently serving on the Board and to those who have done so in the past. The Board is always looking for homeowners willing to serve on the Board as there are vacancies almost every year. The more homeowners involved, the better, so please consider running in the near future. It is a very interesting job!

Board Meeting

The last Board meeting was held on November 30, 2023 at the Waianae Library. The following were items discussed at the meeting.

Major Projects

There are currently no scheduled major projects for the year 2024 at this time.

New and Revised House Rules & Board Policy

Revised House Rule 4.10 – Storage of Vehicles

New House Rule 1.30 – Surfboard Rack

New Board Policy 4-09 – Surfboard Rack Space

Revised Board Policy 4-05 – Secondary and Third Vehicle Parking

Please see attached new and revised Board Policies and House Rules.

Fire Alarm System Testing

The fire alarm testing that had occurred for the last couple of months of 2023 was annoying, but necessary. The alarms were required to sound in all cores and all apartments as part of the testing. Work is still not completely done. The fire marshal will make the final inspection and test of the system. Please be aware that the fire alarm system will need to be tested on an annual basis. The last two tests aforementioned will not be as extensive and annoying, but, again, they are required. Thanks for your patience.

Makaha Surfside

Associa Hawaii sent out a letter to reassure that they have controls in place to ensure that Makaha Valley Towers does not have an

embezzlement occurrence such as Surfside had this past year. In brief there are:

- (1) more than one person required to make a payment;
- (2) One person to set up a vendor;
- (3) A second person to enter the actual invoice;
- (4) A third individual is required to review and code the invoice, and 3 individuals must approve an invoice;
- (5) A/P staff to maintain these steps to ensure all invoices paid are legitimate and correct, and
- (6) all financial statements and audits are on Town Square so all owners can freely review them.



Swimming Pool

On November 16, 2023 the pool area was closed for one day only, for repairs to damaged flagstone. Total cost of repairs were \$3,659.00.

Surf Board Racks

The surf board rack is now available for rental by owners only. There are a total of 12 spaces. At this time, we have 3 spaces available to rent. The cost is \$180 per year. Please contact the office for availability. There is one parking space in front of the surf board rack for loading and unloading surf boards only.

Enterphone

The enterphone system is no longer in operation. However, the Security Gate will still call the condo resident on their home phone or cell phone for their guest or visitor's entry.

African Tulip Trees

We have 33 African tulip trees on the Towers property. The estimate to remove all of these trees is \$44,764. Because the trees are maintained and are not invasive the Board voted to keep the trees.



Coconut Rhinoceros Beetles

We have 198 coconut trees on the Towers property and 3 so far are suspected to have the beetles. We plan to treat every palm tree, the cost for the treatment will be \$75 per tree or \$15,000 annually.

Handicap Parking Stalls

To accommodate handicapped residents, visitors, and guests, our security personnel provide valet parking service for handicapped persons. To use the handicap valet service, advise security at the entry gate that you need valet service and obtain and submit the handicap parking form. The security officer will drive you to your core lobby, drop you off, park your vehicle, return your keys to you at your unit, and

inform you of the location of your parked vehicle. If you need assistance when leaving the project, a security officer will retrieve your vehicle and meet you at your core lobby. (The same procedure applies to guests and visitors.) We are happy to provide this service to residents as a user-friendly reasonable accommodation.

Chill Water Riser Line

The insulation on the 40 Series chill water riser line in Core 4 is being replaced. Several contractors were invited to bid on the project and three bids were received. Acutron – was awarded the bid. We have worked with this contractor before and they were the lowest bidder. This is just one stack and we have 30 chill water risers which will be repaired as the need arises. The cost for just the one stack is \$195,357.

Secondary Parking Permits

These secondary parking permits are considered privileged parking and only allowed if there are available spaces, so if there is a parking space shortage, then they will no longer be allowed. The office monitors the numbers each month and, as of now, we have enough parking spaces to allow the secondary parking permits. As a reminder effective January 1, 2024 - daily parking less than 30 days is \$15.00 per day. Monthly parking \$85.00 per month for cars, vans, and trucks.

* Please refer to Board Policy 4-05



Parking Lot 8

As a reminder there are 85 long term parking spots in Lot 8. They are all painted with green stripes along the edges. If you plan to be gone for more than two weeks, please let the office know the stall number your vehicle is stored in.

Angle Stop Valves

Each condo has (5) angle stop valves (water supply valves) – (1) for the toilet, (2) for the bathroom sink, and (2) for the kitchen sink. Our condos are getting old and so are these valves. If your valves are hard to turn, you might want to replace them. Work will need to be done by a licensed plumber and a water shutdown is necessary. Contact the office for more information. You can change them out one at a time if need be, but if they need changing, please do so as soon as possible.

Resident Work Area

The Resident Work Area which is located under the 40 Series of apartments on the Mauka end of the Towers will be closed while the 40 Series chill water line insulation project is being worked on.



January Rain Storm

We had a major rain storm in our area on Monday, January 8, 2024. Rain was coming down at the rate of 2-3 inches an hour. All the roads in and out of our complex were flooded. There were boulders in the running water plus the depth of the water that made it difficult to enter and depart the Towers. This was reported to Civil Defense and City & County of Honolulu. After the water receded, equipment was brought in to remove the boulders. With all the rain, there were some pretty waterfalls on the mountains behind us. Luckily, the damage was minimal here. The Core 2 elevators were shut down for a while to prevent water damage. Otherwise, the Towers were ok.



Doors and Lanais

Each resident is responsible for keeping their doors and lanai areas clean. You also need to bring items indoors when the wind

gets strong enough that it is liable to blow your items away.

If you are having problems with your lanai railing e.g. loose railing, rusty brackets, broken balusters, etc., please report the problems immediately to our office at (808) 695-9568.

Christmas 2023

KUDOS to the employees who put up all the Christmas lights at Makaha Valley Towers this year. The displays were wonderful. It made getting in the Christmas mood a lot easier. Great job and thanks to all of you!!

Annual Meeting

The Annual Meeting is scheduled for **Saturday, February 17, 2024** at Our Lady of Kea'au. Registration starts at 10:30 AM and Roll Call is to follow at 11:30 AM. A light lunch will be served. Even if you are attending the meeting please remember to turn in your proxy for so that a quorum to hold the meeting is established.

Thank You



for your Kindness

A big mahalo (thank you) to the owners and residents who contributed monetary donations to the Employee's Christmas Bonus Fund. The employees were very grateful. It made their Christmas much brighter.



Reminders



Smoking is not allowed at any time in your apartment, your car, your lanai, or any MVT public area. The only authorized place to smoke on MVT property is the area designated for smoking in Parking Lot 7 near the bicycle racks. If you violate this rule, you will be assessed a \$200 fine. The NO Smoking includes vaping and smoking of medicinal marijuana as well. We are getting complaints from residents about the smoking as the smoke tends to enter your neighbors' apartments. Please be respectful of others as some people have medical issues that the inhaling of smoke does not help.

Happenings Around Waianae

If you are looking for local community news or events, you can find them in the monthly Westside Stories newspaper. You can find this online at <https://www.wsshawaii.com> or follow Westside Stories on Facebook: <https://www.facebook.com/p/Westside-Stories-100063692015387/>.

If you prefer a hard copy of this newspaper, you can call them at 808-696-6978 to subscribe. This newspaper is free for MVT residents. As a convenience, the MVT Office has some extra copies if you would like to stop by and get a copy.

Before you say Aloha...

How to Prepare...



Before the time comes for many of you to head back to another part of the world until your next visit with us, now is a good time to cover a few of the basics to help keep your apartments safe and secure while you are away.

1. Turn off the five water supply valves (angle stop valves) if your apartment is going to be vacant for more than a few days. There are two under your kitchen sink, two under your bathroom sink, and one under the toilet tank. If the valves are hard to turn, or if they leak, consider having them replaced by a licensed plumber. Remember that replacing these valves requires a water shutdown to be scheduled with the office several days in advance.
2. **AC Chill Valves** - If you will be gone for an extended time, we offer the option of turning off your AC chill water valves. This greatly minimizes the chance of an AC leak. Even if your AC is turned off at the thermostat, it can still create condensation as long as the chill water valves are open which can cause a leak. Prior to your return, contact our office and we will turn the chill water valves back on for you. There is no charge for this service, but is only done upon request. If you are a renter, we require permission in writing from your agent or owner of the apartment allowing the valves to be turned off.
3. Remove items from your lanai that could become airborne in heavy winds. Plants, furniture, and other items can easily become damage-causing missiles in high winds.

If you have any questions, please contact our office.

Ways to Keep in Touch with MVT Happenings:

1. **Town Sq (For owners only)** - Owners can find all official communications from MVT Management Office and the Board of Directors. Agenda and meeting links/dial-in number for the regular Board meetings are posted here. Owners can also manage their monthly HOA fees online. To get an account set up, do the following:
 - a. Go to app.townsq.io/login on your browser
 - b. Click on “Need to register”
 - c. Enter your Associa account number and zip code for your unit. If you cannot remember your account number, call Associa Hawaii at 808-836-0911
 - d. Click on “sign up”, enter your email and create a password.

2. **Spectrum cable TV channel 900** – This is the official MVT cable channel where updates on scheduled services, outages, any changes on the property and other important

information are posted by the MVT Management Office.

3. www.makahavalleytowers.org : The official MVT web page where the public can view general information about MVT, view association documents and forms, and contact information to the MVT Management Office.

4. **On-Site Bulletin Board:** MVT Management Office will post updates and important information on the bulletin boards next to the elevators on the upper, lower, & mail room lobbies.



Until we meet again...

Aloha
Makaha Valley Towers



- 4.10 **Storage of Vehicles.** Owners or tenants who leave their vehicles on the property during an absence exceeding two weeks must inform the Manager's Office prior to departure and store the vehicle in green stalls located in parking lot 8. Storage of the vehicles must be in the following manner: Residents who reside in apartment series 01 through 20 must be parked in the vicinity of Core 1 and Core 2 green storage stalls. Residents who reside in apartment series 21 through 40 must be parked in the vicinity of Core 3 and Core 4 green storage stalls. Even if someone uses or operates the vehicle during such an absence, the vehicle must be returned and parked in the designated area referred to above. Vehicles are not allowed to be stored in any parking lot except Parking Lot 8. Therefore vehicles that are left in any parking lot other than parking lot 8 that are unused or are not moved for more than 2 weeks because of the owner's or tenant's absence from Makaha Valley Towers, will be towed to parking lot 8 at the owners' risk and expense. Contact the Manager's office for applicable BP 4.06 and form F.

Revised 11 November 2023

1.30 Surfboard Rack. Surfboard rack spaces are rented “as-is.”

Surfboard Rack space will be rented to owners only.

The rental term for a surfboard rack space shall be for one year, with the fee to be determined by the Board. The fee shall be payable in advance.

Owners do not have the right to allow anyone else to use the Surfboard Rack.

Owners who are on the waiting list for a surfboard rack space shall not obtain a space if their unit’s account is delinquent.

Owners who already have a space and becomes delinquent or is already delinquent shall be made to give up their space and/or their lease shall not be renewed.

Adopted 30 November 2023

4-05 SECONDARY AND THIRD VEHICLE PARKING

This policy establishes fees for owners or resident tenants parking more than one vehicle within the MVT premises; and also applies to a resident tenant who wants to park a vehicle on the premises, but for which the apartment owner has not assigned the primary parking permit.

In order to obtain a secondary parking permit for a particular vehicle, the vehicle owner(s) must submit pertinent ownership and insurance documentation for the vehicle to the General Manager. The owner(s) shall also agree that if a shortage of parking spaces occurs for vehicles with primary parking permits, a secondary parking permit for the vehicle may be revoked upon thirty days, or shorter if necessary, written notice. *See Form E.* Upon payment of the below fees as applicable, the General Manager shall then issue a permit to park the vehicle in one of the designated parking spaces.

Whenever a secondary parking permit is issued, a refundable deposit of \$100.00 shall be charged. When the permit expires or is revoked, the vehicle owner(s) shall return the permit, at which time the deposit for same will be refunded. If the vehicle is found on the MVT premises with an expired permit, or beyond a properly notified removal period, the vehicle may be removed from the premises and the deposit forfeited.

Revised 11 November 2023

In addition to the refundable deposit, the following nonrefundable parking charges for cars, and trucks charges apply: daily parking less than 30 days is \$15.00 per day. Monthly parking \$85.00 per month for cars, vans, and trucks; and \$35.00 per month for motorcycles: and a \$15.00 nonrefundable fee for bicycles. Two bicycles maximum per apartment. Reasonable exceptions to the nonrefundability of the parking charges may be allowed under certain circumstances e.g. if the vehicle is sold.

Revised 11 November 2023

If sufficient parking spaces are available, the General Manager may issue a third-vehicle parking permit not to exceed 30 days to an owner's or resident's registered guest, upon the owner or resident submitting the appropriate documentation and agreement and paying the deposit and fees as stated above for obtaining a secondary parking permit. Owners/residents requesting a third parking permit for a motorcycle may exceed the 30 day limit providing motorcycle parking is available.

Revised 29 April 2011

If a resident requests renewal of an expired secondary parking permit, all parking fees from the date of expiration will apply and must be paid prior to renewal.

Revised 19 March 2010

4-09 SURFBOARD RACK SPACE

Surfboard Rack Spaces are rented “as-is.” A rented surfboard board space reverts back to the Association upon nonrenewal of a lease or upon the lessee no longer being an owner.

The rental term for a rack space shall be for one year, with the fee to be determined by the Board. The fee shall be payable in advance.

The assignment of a space is on a first-come first-served basis, and will be rented to owners only. An owner is only allowed one space, no matter how many apartments one owner may own. Owners do not have the right to allow anyone else to use the Surfboard Rack.

Owners who are on the waiting list for a space shall not obtain a space if their unit’s account is delinquent. Owners who already have a space and becomes delinquent or is already delinquent shall be made to give up their space and/or their lease shall not be renewed.

Adopted 30 November 2023