



MAKAHA VALLEY TOWERS NEWSLETTER

Living and Working Together

September 2023

Board of Directors 2023

Michael Targgart- President
Don Arakaki- Vice President
Sue Chapman - Secretary
Nani Lavin- Treasurer
Directors:
Hallie Reiling
Rita Pond
Mick Rasmussen
Kathryn LaMontagne
Bette VanManen

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!

UPCOMING AND CONTINUING PROJECTS STATUS:

1. Swimming Pool and BBQ area Closure for cleanup and repair. 9/18-23
2. Parking Lot Repairs - lots 2, 3, 4, 5, and 8 – October 2023
3. Surf Board Storage racks – this fall
4. 40 Series Chill Risers repaired – this fall
5. EV Charging station – work in progress
6. WASA – fire alarms project. Continuing through January 2024

Board Meetings

The last Board meeting was held on July 21, 2023 at the Waianae Library. The following were items discussed at the meeting.

Fire Safety Equipment

The required annual inspection was conducted for our 184 fire extinguishers and 153 hoses, repairs and replacements were made as needed.

Fire Alarm System

Wasa Electrical Services, Inc. is now in Phase II of their installation of the fire alarm system. They are almost half way completed and should be completed in January 2024. FYI – Our towers are one of the safest high rises in Hawaii.



EV Charging System

A vote will go out to all homeowners to approve this project. At least 65% must approve this project for us to continue.

Parking Lots

Work will begin Oct 16th in parking lot 8 followed by lots 2 & 4 and 3 & 5. We have the funds in our reserves to pay for this project. These lots were scheduled for repair in 2025, but its current condition requires immediate attention. For lots 3 & 5 and 2 &

4, we will remove and replace the asphalt and seal when that is done. We will also paint the stripes and put in speed bumps. For lot 8, we will only need to reseal to get an extra three years of use. We plan to paint 85 parking spots on Lot 8 to indicate long term parking while homeowners are away for extended periods of time. We will also repaint the stripes.

40 Series Chill Water Risers

The insulation on the ac chill water pipes in the 40 series needs to be replaced. An engineering firm has been contacted to provide design and drawings so we can obtain emergency permitting to have repairs done. We have 30 risers at MVT and we will be able to use the specs for future repairs as needed.

Surf Storage Racks

The surf racks will be located on the South side of the lower parking lot, not too far from the smoking area and should be available by the end of the year.

Service and Emotional Support

Animals

The Board passed an amendment to the House Rules allowing violations to be levied if the animals violate the rules of behavior. They are not exempt because they are service/support animals. The only dogs allowed here are for service or support so the rules do apply to them. Failure to do so by their owners will result in violations and fines. The dogs are here to support their owners, but they are not allowed to cause other residents distress. A copy of this amendment is attached to this newsletter.



Benchmarking Program

The City and County of Honolulu established the Better Buildings Benchmarking (BBB) Program to advance Honolulu's goal of carbon neutrality by 2045. This program is in accordance with Ordinance 22-17, which Mayor Blangiardi signed into law on July 20, 2022.

- The program will require large commercial and multifamily buildings on Oahu to benchmark and report their energy and water usage annually. The first annual reporting deadline was June 30, 2023. The Makaha Valley Towers completed and submitted our report on May 26, 2023, and received a compliance of the law receipt from the City and County of Honolulu.
- The cost to have the Better Buildings Benchmark Program completed was \$2,512.50.

Committees

Parking Lot – Chair: Kathryn LaMontagne
Members: Pat Louie, Moira Louie, Jeff Berry, & Kathy Berry

Newsletter – Chair: Bette VanManen
Members: Pat Louie, Moira Louie, Carolyn Mariano, & Ruth Mason

Board Meeting

A meeting was held on April 21, 2023. The following items were discussed.



EV Charging System

It will cost \$36,000 to upgrade the MVT electrical panel to accommodate the EV charging station. There is significant interest in this so the Board intends to seek approval of the homeowners to pay for this project. The Board will also retain a design professional to provide guidance on the installation of this charger and prepare plans and specifications along with obtaining a building permit. General Manager Joanna Miranda will be working with Douglas Engineering regarding this project.

Solar Power Committee

After careful consideration, research, and prior studies, The Board has found that installation of solar power on the Towers is not feasible and will not be pursuing this option at this time.

Audit & Tax Returns

The Board unanimously agreed to accept the 2022 audit and tax returns submitted by our CPA.

BBQ Grills

All six BBQ Grills were replaced.

Next Board Meeting

On Thursday, September 28th at 9:30 AM at the Waianae Public Library. You can now take part in this meeting virtually! Virtual Meeting information will be posted prior to the meeting date.

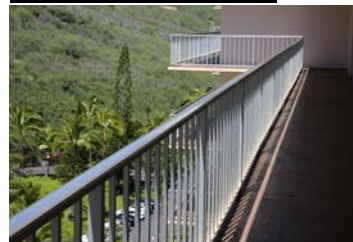


Reminders



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.

Lanai Railings



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

Noise

The quiet times for MVT are from 9 PM until 7 AM daily (except for Christmas and New Year's Eve). Please be respectful of your neighbors. You might be a night owl, but many of your neighbors are not. This

quiet time applies to the pool and smoking areas as well.

Any noise associated with reconstruction, renovation, or non-emergency repair work shall not start earlier than 8 AM and shall cease by 5 PM on Monday through Saturday. None of this work shall be done on Sunday.

Do Not Feed the Animals

You will be assessed a \$200 fine if you feed the cats, peacocks, pigs, or any other animals in the MVT complex. The animals are cute and it is tempting, but you are doing them no favors. You need to remember that they are wild animals and cannot always be trusted to be nice in return. Some get real cranky if they want more treats than you have for them.

Hurricane Season

Hurricane season is June through November so please “Be Prepared” - don’t wait until a Hurricane Watch is issued. Make your preparations now. With hurricane season underway, state emergency managers are urging residents to gather up 14 days’ worth of survival supplies rather than the previously recommended seven days. Below is what you should do.

- A) Listen to your Radio or TV for Storm updates and instructions.
- B) Keep the following on hand:
 - 1. Portable Radio (battery, hand crank, or solar power).
 - 2. Extra batteries.
 - 3. Flash light, chemical light sticks, or lanterns.
 - 4. Manual can opener and bottle opener.
 - 5. Matches or lighter.
 - 6. First aid kit, special medications, dust mask for medical needs and to help filter contaminated air.
 - 7. Non-medical grade face coverings.
 - 8. Fourteen day supply of non-perishable food.

- 9. Ice chest and frozen ice packs.
- 10. Containers of water (1 gallon per person per day, including pets).
- 11. Cell Phone, charger, and portable battery packs.
- 12. Personal hygiene (sanitation supplies, toiletries, hand sanitizer).
- 13. Whistle to signal for assistance.
- 14. Cash - small denominations.
- 15. Place your important papers and documents in a water proof container.
- 16. Remove all potted plants & furniture from the apartment entryways and lanais and place them in your apartment.
- 17. Keep your drapes closed.
- 18. Stay indoors during high winds.

Be Prepared. Listen to your radio or TV for Storm updates and instructions.

Swimming Pool & Barbeque Area Repairs Starting Soon



Attention all swimmers – Beginning Monday, September 18, 2023 the swimming pool and barbeque area will be closed for approximately one week for repairs and refurbishing of the pool deck and barbeque area deck. The contractor will pressure wash the flagstone deck and complete repairs to the flagstone then re-seal it for protection and color enhancement. We know many of you are daily pool users and closures are not welcome news, but this work is necessary to maintain our pool in tip top shape.

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 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.

4. If you have your vehicle parked in parking lot 8 in storage, your vehicle will need to be moved prior to October 16th, therefore please make arrangements with a friend or your apartment caretaker to have the car relocated temporarily to parking lot 6 or 7, while repairs are being made in Parking lots 2, 3, 4, 5 and 8.
5. One of the best things you can do to minimize problems while away is to have a caretaker check your apartment. This can catch water leaks, drain backups, air conditioning leaks, and other problems before they become more serious. Regarding air conditioning please be aware that owners are liable for the costs of repairing any damages resulting from unreported system malfunctions or leaks. Caretaker forms are available in the office. Contact the MVT office for more information. (808) 695-9568
6. Unplug devices which could be harmed by a power surge, ie TV, microwave, computer, printer, etc. This will also conserve energy.
7. Leave your air conditioner set to low fan speed, and 78° temperature setting. This keeps the components of the system exercised but doesn't waste energy by cooling an empty apartment unnecessarily.
8. Clean out your refrigerator of items that will spoil before your return. Empty your garbage.

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:

(1)Go to app.townsq.io/login on your browser

(2) Click on “Need to register”

(3)Enter your Associa account number and zip code for your unit. If you cannot remember your account number, call Associa Hawaii at 808-835-0911

(4)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.

LOCAL NEWS

Makaha Bridge Replacement



Two wooden bridges will be replaced in September with two weekend closures to Farrington Highway scheduled. The closures will be as followed:

- Phase I - Friday, September 15th (830 AM) – Sunday, September 17th (8 PM).
- Phase 2 - Friday, September 29 (8 AM) – Sunday, October 1st (8 PM).

Farrington Highway will be fully closed between Kili Drive and Makua Street during the Phase 2 closure.

New restaurant in town

Papa John Pizza is now open in Makaha at the Makaha Gateway Mall, second store down from Long’s Drug Store. They are open 7 days a week for delivery or carryout only.

Pizza Hut has moved from their dine-in restaurant near Starbucks to a smaller, carry out or delivery only store in the Waianae Mall, next door to Bank of Hawaii.



Until we meet again...

Aloha

Makaha Valley Tower



**ASSOCIATION OF APARTMENT OWNERS OF
MAKAHA VALLEY TOWERS
NOTICE RE AMENDMENT TO HOUSE RULES**

July 27, 2023

The House Rules provide that pets, animals or birds of any kind are not permitted in any apartment or anywhere on the project. However, depending on the circumstances, the Association may allow handicapped persons to keep “Permitted Animals” in their apartments or on the project as a reasonable accommodation under the Fair Housing Act.

On July 21, 2023, the Board of Directors adopted the following amendment to Paragraph D. of Section 1.13 of the House Rules, entitled “Keeping Animals.” The amended Paragraph D. of Section 1.13 states (the new text is underlined):

D. Use at the Project. Permitted Animals are not allowed in a public swimming pool area except for Permitted Animals that qualify under subpart B and are reasonably necessary for the resident's use of the pool. Permitted Animals shall not (a) cause or threaten to cause personal injury or property damage; (b) make excessive noise; (c) defecate and/or urinate on walls or floors of common elements and/or common element landscaping, except when using the Assistance Animal Relief Area; or (d) exhibit any aggressive or vicious behavior.

Violations of Section 1.13 will be subject to the fining procedures described in Sections 6.02 - 6.04 of the House Rules, entitled “Penalties/Costs.” Therefore, in the event of multiple violations occurring within one year of each other, fines may be imposed as follows: \$50 for the first violation, \$150 for the second violation, \$200 for the third violation, and so forth. Please see the House Rules for more detailed information.

If you have any questions, please contact Building Management at (808)695-9568.

Date of Notice: July 27, 2023