



# MAKAHA VALLEY TOWERS

# NEWSLETTER

*Living and Working Together*

October 2024

## **Board of Directors 2024**

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

A regular meeting of the MVT Board of Directors was held at the Waianae Public Library on Thursday, September 26, 2024 at 9:30 AM. In attendance: 16 owners in the audience with 22 owners on line for a total of 38 owners. At the last meeting in July, we had a total of 28 owners in attendance.

The next Board of Director's meeting will be held on Thursday, November 21, 2024 at 9:30 AM at the Waianae Public Library.

## **Change of Laundry Companies on November 1, 2024**

This is to remind everyone that we will be switching to a new laundry company, TW Systems, the week of October 31 – November 1<sup>st</sup>. The old machines will be removed starting on October 28<sup>th</sup> and installation of the new machines will begin on October 29<sup>th</sup>. TW Systems will be using Speed Queen machines and the cost per load for washing and drying will be \$2.00. You will need to acquire a new TW System card to use the new machines because the old WASH cards will not work. You may purchase a new card for \$5.00 from any of the three Add Value Stations Machines which will be located in the lower lobby of Core 1, in the lower lobby of Core 4, and in the office. There will also be an app that can be used to add value to your card as well.

## **Hawaiian Electric Company (HECO) Information From HECO**

### **Hawaiian Electric Monitoring Wildfire Risk Conditions *Public Safety Power Shutoff***

A Red Flag Warning issued by the National Weather Service may indicate an increased risk of wildfires. If necessary, Hawaiian Electric may implement its Public Safety Power Shutoff (PSPS) program to proactively shut off power in communities with high exposure to wildfire risk. Customers in these areas are urged to implement their own emergency plans and prepare for the possibility of extended power outages.

For more information and maps, call Hawaiian Electric's PSPS hotline at 1-844-483-8666 toll-free or go to [hawaiianelectric.com/PSPS](http://hawaiianelectric.com/PSPS).

#### **What We're Doing**

At Hawaiian Electric, we have activated our PSPS emergency response plan, which includes:

- Closely monitoring weather.
- Deploying observers to monitor conditions and look out for any fire risks.
- Coordinating with state and county emergency response officials.

- Urging customers to prepare for possible power outages and to make safety their top priority.

For suppliers of critical and essential services to the community, it's important that you have a plan to continue critical operations in a PSPS outage, which may include utilization of batteries, portable generators, etc. for the duration of the event.

The company urges customers to review family and business emergency plans to ensure they have supplies they need on hand. Preparation and detailed tips also may be found in our free Handbook for Emergency Preparedness, which can be downloaded from our website at [hawaiianelectric.com/prepare](http://hawaiianelectric.com/prepare). It is available in English, Cantonese, Ilocano, Korean, and Vietnamese languages, as well as a version for children.

#### **How You Can Prepare**

Safety is always Hawaiian Electric's top priority. We urge customers to make it their top priority to:

- Check emergency equipment such as flashlights, emergency generators, battery-operated (hand-crank or solar) radios, light sticks, and lanterns to be sure they are operational, and buy extra batteries.
- Make sure you have a battery-powered radio on hand to listen for updates on the weather conditions and possible PSPS activation.

- Turn your refrigerator and freezer to their coldest settings. If power goes out, this will keep food fresher longer.
- Turn off and unplug any unnecessary electrical equipment, especially sensitive electronics. If an outage occurs, this will prevent damage to the equipment from surges when power is restored.
- Don't venture out in the dark, because you might not see a downed power line that could be energized and dangerous; avoid standing water and debris.
- If you see a downed power line, assume it is energized and dangerous. Stay at least 30 feet or more away from all power lines. Warn others to stay away. For emergency assistance call 911. For Hawaiian Electric, call our Trouble Line: O'ahu: 1-855-304-1212.

### Resources

- To learn more about Public Safety Power Shutoffs, including the criteria used to turn off power, please visit [hawaiianelectric.com/PSPS](http://hawaiianelectric.com/PSPS).
- If you see a downed powerline, assume it is energized and extremely dangerous. Report it immediately by calling 911.
- Check for the latest news release: [Newsroom | Hawaiian Electric](#).

### How to Stay Informed

Hawaiian Electric will provide updates frequently through the news media and the following mobile-friendly resources:

- Hawaiian Electric website: [hawaiianelectric.com](http://hawaiianelectric.com).
- Twitter/X: [@HwnElectric](#); [@mauielectric](#); [@hielectriclight](#).
- Facebook: [facebook.com/HawaiianElectric](https://facebook.com/HawaiianElectric).
- Mobile app: free download available on Apple App and Google Play stores.

MVT does have a backup generator with a 2,000 gallon fuel tank that will be used during a PSPS shutoff. Our generator powers all the common areas, including the high-rise water booster pumps, water heaters, elevators and exterior lighting for approximately four days. However, it will not supply electrical power to the apartments.

Please note that as long as we are supplied water from the Board of Water Supply (BWS), our stand by generator will operate the high rise booster pumps to supply water to the apartments. However, if the BWS is unable to supply us with water due to a PSPS shutoff, our booster pumps would be unable to operate and water to the apartments would be affected.

**HOA Fees**

The Board of Directors worked hard on this year’s budget as they were faced with the challenges of rising utilities and insurance costs. It made it very difficult not to have a maintenance fee increase. But by making adjustments and moving out some major reserve items, e.g. elevator modernization for a couple of years, the Board was able to cover our operating costs. However, they were not able to reduce our costs enough and an increase was still needed. A complete Budget and Reserve packet will be mailed to owners.

Effective January 1<sup>st</sup>, 2025, the HOA fees will be:

Studio .....	\$939.56
One bedroom.....	\$1,186.99
Two bedroom .....	\$1,403.91

**EV Charging Stations**

There are a number of steps that must be completed before the EV Charging Stations may be installed, including without limitation, obtaining the written consent of owners of units to which are appurtenant at least 67% of the common interest for the upgrading of the electrical infrastructure and installation of EV Charging Stations and spending of funds to design, purchase and install the EV Charging Stations and related electrical infrastructure. To our knowledge we

have approximately 15 residents with electrical vehicles at this time.

**Security Cameras**

The Association does not allow owners and occupants to install security, surveillance and video cameras, including doorbell cameras, on the exterior surfaces of the buildings, for several reasons. Cameras can record the activities and private conversations of other owners and lead to disagreements and disharmony within our community. Occupants and their guests should be able to enter and leave their units without being seen or recorded with a doorbell camera. In addition to capturing video, doorbell cameras typically come with a sensitive microphone to record sounds. Consumer Reports magazine recently published an article warning readers that popular doorbell cameras can record conversations 20 to 30 feet away. Monitoring or recording private conversations in the common areas may violate the federal Electronic Communications Privacy Act, and the state counterpart, Chapter 801, Part IV, Electronic Eavesdropping, Hawaii Revised Statutes. Doorbell cameras typically store recordings on servers. This could expose the Association to

claims by owners and occupants that their privacy rights were invaded by electronic eavesdropping. Although owners could take steps to change the angle or focus of the cameras or disable or reduce the sensitivity of microphones, the Association does not have the capacity to monitor or verify the settings on each doorbell cameras that may be installed, the functions of each camera, or the specifications of each doorbell camera. Owners should note that the Association does not prohibit security, surveillance or video cameras inside the units, provided that they do not capture images outside the apartments on the adjacent walkways.

Please refer to **House rule 1.29 Security, surveillance and/or video cameras.** Security, surveillance and/or video cameras or any other electronic devices capable of recording visual images shall not be (1) placed, installed or otherwise attached to any surface of the common elements, including limited common element entryways, or to the exterior surfaces of apartment doors or windows; (2) mounted on or installed so as to protrude through exterior doors or windows; or (3) placed or installed anywhere inside apartments to capture images outside

the apartments on the adjacent walkways.

Adopted 16 November 2018

### **Concrete Spalling Repairs**

Starting on Monday, November 4<sup>th</sup>, Seal Masters of Hawaii will begin concrete spalling repairs in selected areas of the buildings. Work will begin in the core 4 area and proceed to core 1. You may hear jackhammering and grinding noise during the work. Please observe all safety signage. We appreciate your patience and cooperation.



There are Recycle Containers in the Upper Lobby trash room in every elevator core to recycle your aluminum cans and plastic bottles. So if you have the above mentioned items please do not leave them in the upper floor trash rooms. Take them to the recycle containers located in the Upper Lobbies. Please remember that the proceeds from plastic bottles and aluminum cans that are dropped off in the recycle containers goes into MVT's Association account. In July,

we redeemed the recycled bins and received \$760.32, which was deposited into the Association's account. Every little bit helps.

### **Storage At MVT**

There are 108 small storage lockers owned by MVT. The rental cost is \$240 per year and that fee is paid directly to the Association. There are currently 25 owners on the waiting list.

There are 31 large storage rooms owned by a private owner. The cost is \$900 per year, and that fee is paid directly to the owner of the storage rooms. The owner of the storage rooms pays a maintenance fee of \$1,930.86 per month to the association. There are currently 32 owners on the waiting list.

If you would like to get on the waiting list for a storage locker or storage room, contact the MVT office.

### **Towing Services**

An agreement was signed with Ioane Trucking & Recovery Service, LLC to have illegal vehicles removed from MVT property. There will be no charge to the Association for the towing service. Illegally parked and unauthorized vehicles will be towed at

the vehicle owner's expense. House rule 4.04 states:

**Houserule 4.04 Removal of Vehicles.** Any vehicle found on the property that has not been properly registered or has an invalid parking permit or pass, or is otherwise improperly on the property will be removed from the property at the vehicle owner's risk and expense.

Revised 25 January 2008

### **Corporate Transparency Act (CTA)**

This is a new federal law which impacts all Board members and anyone who has decision making authority for condo associations. The purpose of this new law is to identify terrorists and money laundering operations. There is an appeal filed to exempt condos from this law. In the meantime, there is a \$500 per day fine for anyone who refuses to provide the information requested. Associa Hawaii will be monitoring this for compliance.



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 rule includes vaping and smoking of medicinal marijuana as well. We are getting complaints from residents about smoke in apartments as the smoke tends to enter your neighbors' units. Please be respectful to your neighbors.

### **Hurricane Season June to November**

A) Listen to your Radio or TV for Storm updates and instructions.

B) Keep the following on hand:

- Portable Radio (battery, hand crank, or solar power).
- Extra Batteries.
- Flash light, chemical light sticks, or lanterns.
- Manual can opener and bottle opener.
- Matches or lighter.
- First aid kit, special medications. Dust Mask for medical needs and to help filter contaminated air.
- Non-medical grade face coverings.
- Fourteen day supply of non-perishable food.

- Ice chest and frozen ice packs.
- Containers of water (1 gallon per person per day).
- Cell Phone, charger, and portable battery packs.
- Personal Hygiene (sanitation supplies, toiletries, hand sanitizer).
- Cash - small denominations.
- Place your important papers and documents in a water proof container.
- Bring all potted plants into the apartment.
- Remove furniture/items from apartment entrance ways and lanais.
- Keep your drapes closed.
- Whistle to signal for assistance.
- Stay indoors during high winds.

### **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.

### **Lilikoi Lounge**

There is a new restaurant in Makaha Valley called Lilikoi Lounge located at the Makaha Valley Country Club. They are open from 6:30AM to 5:00PM.



## **Reminders**

### **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.
4. As a reminder, there are 85 storage stalls 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.

**If you have any questions, please contact our office at 808-695-9568, or email [office@makahavalleytowers.org](mailto:office@makahavalleytowers.org).**

### **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 <https://app.townsq.io/login> on your browser.
  - b. Click on “Sign up with account number”.
  - 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](http://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 Boards:** The 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*