



MAKAHA VALLEY TOWERS

NEWSLETTER

Living and Working Together

May 2025

Board of Directors 2025

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Message from the President

My name is Jeff Berry, and as most of you know, I was elected by the MVT Board of Directors to serve as President of the Board.

I wanted to take a moment to thank the Board for their vote of confidence and state that I will do my utmost to serve our community well. Many thanks to outgoing President Michael Targgart for his selfless contribution to the Board over the past 20 years.

I am convinced that we will carry on the work of diligently managing our community with integrity and full commitment to ensuring the safety of our community, while simultaneously working tirelessly to keep the facility

in top operating functionality and maintaining the quality of the appearance of our buildings and grounds. This Board, as with prior Boards, is further committed to operating the facility in the most cost effective manner possible. Every member of the Board is required to be an owner and consequently is committed to finding ways to operate year after year, with the least possible increases in expenditures possible, while still maintaining the quality of the facility.

Obviously, we have all faced the struggles of inflation and we, like all condominium facilities on Oahu, have been forced by Legislation to bear the burden of soaring insurance costs. Last year, for example, our Board worked diligently to minimize HOA fees, despite these uncontrollable, exorbitant insurance expenses. The results were that we were able to boast that our owners received one of the smallest annual HOA fee increases for the Associa community.

Recently, there have been numerous questions about our Fire Alarm System. It seems that many of these concerns are based on misinformation. The fire alarm

system was required by the State of Hawaii. There was no other driving force to have the new system, other than the requirement to conform to Hawaii Statutes. We had hoped to be exempt because we are a concrete facility, but that was not an option if we were to be in compliance with the Statutes. Furthermore, some have noted that the deadline for the requirement to be in compliance has been postponed by the State, on more than one occasion. Although this is true, the requirement to be in compliance was not abolished, only the deadline for completion was delayed. That being noted, MVT saved a great deal of money in this investment because we acted quickly. We were able to acquire a much lower cost loan because it was acquired before interest rates increased dramatically. Also, because of the legal requirements, there are many, many facilities on Oahu that are requiring upgrades to their systems. Consequently, that demand on the installing companies has caused significant base cost increases, which we also avoided.

My final point on the Fire Alarm System is that we have recently experienced multiple false alarms. The investigations into the causes have revealed that two were caused by someone here at the facility pulling the alarms when there was no emergency. Multiple other alarms were caused by residents intentionally disconnecting the alarms in their

units. The firm that maintains our system can, via their test equipment, isolate and pinpoint exactly which unit or units have disconnected their alarms. This disconnection is interpreted by the system as an alarmable situation.

These false alarms are a violation of our rules and regulations and are subject to a major violation fee of \$200, plus any charges incurred to have the alarm system maintenance firm to be dispatched to our facility to repair and/or verify that the alarm is functioning properly in the unit. False alarms are also billable to our facility by the Honolulu Fire Department as false and harassing calls. These costs are also billable to whoever tampers with the system, which is a common element of the facility. I hope this helps to clarify this important and potentially dangerous situation.

In closing, I would like to say that we here at MVT are a community and as such, it is our responsibility to support one another and promote true Aloha. My personal approach to such is through the Hawaiian practices of Ho' oponopono.

(The word **ho'oponopono** roughly translates to “cause things to move back in balance” or to “make things right.”)

Update Regarding EV Charging Stations Amendment

In response to requests from several owners that the Association install electric vehicle charging stations at

Makaha Valley Towers, the Board investigated the matter and sought and obtained proposals for the installation of two EV charging stations. The Board also retained Koo Electric, Inc. to conduct a load study to confirm that the common element electrical infrastructure could accommodate two EV charging stations. As a result of that study, it was determined that the installation of two EV charging stations would require modifications to the common elements. It was also determined that the work would require owner approval because the total cost would exceed the \$25,000 spending limit set forth in Article X, Section 6 of the By-Laws and the conversion of two parking stalls into EV charging stalls could be construed as a change in use of the common elements. In December of 2024, the Board presented the issue to the membership for written consent via proposed amendments to the Declaration.

As of April 14, 2025, the Association had received responses from 318 owners, representing 53.3983% of the common interest. The tally was as follows:

In Favor – 100 Owners representing 16.9405% of the common interest
Against – 217 Owners representing 36.2827% of the common interest
Abstention - 1 Owner representing 0.1751% of the common interest

Amendments of the Declaration require the affirmative vote or written consent of owners representing at least 67% of the common interests. This means that if owners representing more than 33% of the common interest vote against a proposed amendment, it cannot be adopted. Given that, as of April 14, 2025, owners representing 36.2827% of the common interest had checked the box on the written consent form indicating that they were against the proposed amendments, it was determined that the proposed amendments had failed because even if all remaining owners were to give written consent in favor of the amendments, the percentage in favor would not be sufficient to adopt the amendments.

In light of the fact that the proposed amendments have failed, the Board intends to take no further action in pursuit of the installation of EV charging stations. The matter is considered closed.

Thank you to all owners who participated in this process by returning a written consent form.

Lanais

Please remember anything you sweep or spray off of your lanai may end up on someone else's lanai below you. Do not throw water off your lanai or anything else. It does not go down to the landscaping, but straight into other's homes around you.

Remember that House Rule 1.07 states no rugs may be beaten on the lanais; dust, rubbish or litter must not be swept off the lanais onto surrounding property. The cleaning of lanais and the watering of any plants on the lanais must be done in a manner that will not create a nuisance to anyone on the MVT premises.

Laundry Machines

Please keep the dryer doors open when not in use and leave the lid or door to the washing machines open after every load. Why? Keeping the door open allows the moisture inside the drum of the washing machine to evaporate which will cut down on odor. In addition make sure you clean the lint trap containers. Make sure you do not put laundry pods in the washing machine's detergent dispenser drawer. This creates a clogging problem.



Drains

It is not uncommon for our staff to find a variety of objects in the apartment drains. We have removed numerous bottle caps, dental floss, hair, ceramic tile, rags, disposable razor covers, potting soil, more bottle caps, more dental floss, plastic utensils, wire, toys, makeup pencils, and did we mention bottle caps and dental floss?

The majority of our problems with drains are caused by objects that should never go down a drain in the first place. One of the most common problems, and one of the most difficult to correct, is bottle caps (from shampoo bottles) in a bathtub drain. Once these get stuck in the drain, they're very difficult to dislodge. This often means it is necessary to cut the wall or ceiling of the apartment below, so we can cut the drainpipes and manually remove the blockage. This results in costly repairs for the owner of the apartment. Each apartment should have a stopper or hair screen in the tub drain to prevent objects from accidentally going down the drain. Use caution to prevent small objects falling into the tub/shower where they may get washed down the drain. Do not use the bathtub as a place to add or remove soil from a potted plant – the soil can pack together to form an impenetrable blockage. If you don't have a stopper or hair screen in your tub/shower, you're asking for trouble.

In the kitchen, be careful not to put rice, pasta, egg-shells, and peelings down the drain. Anything that can pack together can easily cause a blockage. Large amounts of any solid should be placed in a plastic bag and disposed of with your trash. Left over grease should never be poured down a drain – place it in a container and dispose of it with your household trash. Run your disposal frequently, and long enough to do some good. Just like with a bathtub or shower, there are also sink strainers available to prevent items from going down your sink drains.

We also recommend regular use of a “build-up remover”. These liquid products contain enzymes, which are harmless to the pipes and the environment, but over time eat away at the greasy lining in your pipes.

As for the toilet, dental floss is one of the prime culprits. Because of the waxy coating, dental floss does not break down quickly, and over time can restrict drainage. Also be careful not to put too much paper down the toilet at one time. In addition, check that your toilet tank fills up to the water line marked inside the tank. If your tank doesn’t fill all the way, there may not be enough water to efficiently flush away waste. As we suggested in an earlier newsletter, never leave your apartment just after flushing the toilet until you know the toilet has stopped running.



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. So far we collected \$859.94 in the first quarter of 2025.



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.

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.



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 92 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.

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 our

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 is now channel 2493.** 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 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 

