



MAKAHA VALLEY TOWERS

NEWSLETTER

Living and Working Together

August 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, July 18, 2024 at 9:30 AM. In attendance: 12 owners in the audience with 16 owners on line for a total of 28 owners. At the last meeting in April, we had a total of 27 owners in attendance.

The next Board of Director's meeting will be held on Thursday, September 26, 2024 at 9:30 AM at the Waianae Public Library.

House Rules Amended

MVT house rules 4.01 and 4.10 were amended and are attached.

Change of Laundry Company on November 1, 2024

Our new laundry company will be TW Systems. There will be a slight increase in the cost for washing and drying as the new rate will be \$2.00 per load (wash or dry). Cards will cost \$5 each and may be purchased from the Add Value machines. There will be 3 machines where you can add value/money to your card. Locations will be in the MVT Office in Core 3, and the lower lobbies of Core 1 and Core 4. There will also be a mobile application (App) that you can use. More to follow on that later. At this time, there is no plan to have a large load washer and dryer, but we will check with TW Systems to see if that would be possible to obtain.

Hawaiian Electric Company (HECO)

Hawaiian Electric Co. (HECO) launched a Public Safety Power Shutoff (PSPS) Program which started July 1st. This means they may turn power off in high-risk wildfire areas during extreme weather conditions. To help prepare for PSPS and other disaster situations, the City

is hosting outreach events with HECO, Board of Water Supply and others to share information and answer questions. Our Disaster Preparedness Information Fair will be at the MVT Barbecue Area on August 29th from 9:00AM to 12:00 noon. So any resident who wants to learn disaster safety tips, or who is medically dependent on electricity, should attend the information fair. If you cannot get to the Barbecue area, please contact the MVT office.

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 water booster pumps, water heaters, elevators and exterior lighting for approximately four days. However it will not supply electrical power to the apartments.

EV Charging Stations

The following is a brief update on the EV Charging Station project. The Association is currently investigating the cost of installing EV charging stations in Parking Lot 1, adjacent to parking spaces 119 and 120. The Board has decided that the original proposed site in Lot 8 near the Maintenance shop is not a suitable site because of the slope, stairs, and distance from the residential buildings. The proposed area in Lot 1 will be more easily accessible.

However, the cost of installation will be higher due to the distance from the electrical equipment. 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; retaining a contractor and/or design professional to prepare drawings and specifications for the work; obtaining a building permit for the project; and performing the work to upgrade the electrical infrastructure, install cables to connect the EV Charging Stations to the electrical equipment, and install the EV Charging Stations. To our knowledge we have approximately 11 residents with electrical vehicles at this time.

Expenditures at MVT (Since the last report on April 18, 2024)

All work for the expenditures below was provided by licensed contractors.

- Plumbing: Apartment cracked drain lines, leaking hot water return lines, and main drain line cleaning for Core 1 and 4

laundry rooms. Total cost \$14,461.95.

- Laundry Room Repair: The laundry room in Core 4, Floor 7, had the tile replaced. Total cost \$2,356.02.
- Fire Safety Equipment: The annual inspection of our 184 fire extinguishers and 153 fire hoses was conducted and maintenance provided where needed. Total cost \$4,410.99.
- Electrical: There was a shutdown in Core 4 to replace a main 480 volt three phase electrical breaker switch which services the Elevator Machine room equipment. Total cost \$8,764.29.
- Forklift: The water pump for the forklift was leaking. It was replaced along with a new belt, radiator hoses, and thermostat. Total cost \$2,052.32.
- Landscaping: The 17 Tacoma trees around the perimeter of MVT property were trimmed. Total cost \$4,655.33.

Assessment Rumor

There are rumors that MVT is planning to levy an assessment. There have been no discussions regarding the need for an assessment.

Security versus Honolulu Police Department

If you need help, who do you call? Our Security Chief has written about this very thing and the bottom line – if you have an event which is time critical or life threatening, call 911 immediately. Do not hesitate to call 911 in the event of an emergency that presents an immediate danger to life, safety, property, or the environment. Our Security personnel are not authorized to enforce laws, but they are authorized to uphold and enforce MVT policies and the governing documents.

MVT Security is here for all the residents and guests of MVT. Their duties are to observe, report, and document incidents here on MVT property among other assigned duties. If any of the Security personnel see or witness anything that needs Police, Fire, or Ambulance services, they are responsible for calling 911.

Please extend your Aloha to our Security personnel for ensuring that MVT remains a pleasant and safe place to reside.

Safety Out and About

Unfortunately, there has been an increase in crime in the Makaha and Waianae areas recently with a lot of this now happening during the day time. Please be careful and alert to your surroundings when you are out.

If you get involved in an accident or incident, call 911 immediately. Do not depart the scene unless you fear for your safety. If you do leave, advise 911 where you are. Nothing good happens if you just leave the scene and tell nobody where you are.

Condo Entry Ways

Each owner of their condo, or their renter, is responsible for keeping the entryway to the condo clean and in good condition. This includes the floor, tiles, windows, storage and entryway door, transoms etc. Please refer to house rule **1.06 Entryways**. The MVT personnel clean the light globe in your entryway on a quarterly basis.

Motorcycle Noise

There are complaints about some of the motorcycles being excessively noisy. We need to be considerate of others and keep noise to a minimum. Security will be monitoring excessive motorcycle noise.

Help Reduce Energy and Water Usage

- Switch off lights and TV when not at home.
- Switch off lights in common areas, laundry and trash rooms.
- Use energy saving LED light bulbs.

- Set your air conditioner to 78 degrees (or higher) and on low or use cross winds or fans.
- Turn off the air conditioner when doors and windows are kept open.
- Take shorter showers or take a shower instead of a bath.
- Only use your dishwasher when you have a full load of dirty dishes and select the economy cycle or cold water cycle.
- Turn off your tap when not in use.
- Use smart power strips and switch off the power point rather than leave appliances on standby.
- Whenever possible, limit appliance use during the peak hours (5pm-10pm).
- For ways to conserve energy in the laundry room, please see the May 2024 MVT Newsletter.

Mahalo for your contributions and kokua (help) to reduce energy and water consumption at MVT. All our efforts help reduce our energy bill and help to protect the environment!



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. Every little bit helps.



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 smoke in apartments as the smoke tends to enter your neighbors' units. Please be respectful to your neighbors.



Cactus Garden near MVT Gate

The people who planted and maintained this cactus garden are no longer here so we need a new group to love and care for it. Kathy LaMontagne is seeking volunteers to help clean up the garden and tend to it on a regular basis. If you would like to help with this, please contact Kathy.

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/Westsid-e-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 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.

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: 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

