



The Association of Owners of Kukui Plaza

Ka Leo O Kukui

December 2018

Holiday Events and Happenings

Happy Holidays! The holiday season has nearly kicked off at Kukui Plaza with the lighting and decorating of the pergola, commercial mall, residential lanais and lobbies. The decorations and lighting will remain through January 2, 2019 for the enjoyment of everyone.

This is definitely the season to decorate. However, residents who wish to decorate their homes are reminded that it is against Kukui Plaza's house rules to place any form of decoration on the exterior of your apartment door. The purpose of this rule is to protect the doors which are owned by the Association from damage and to extend their life.

Santa Claus is Coming to Town

Each year our friend at the North Pole pays us a visit. This year Santa Claus has scheduled his visit for Saturday, December 15. On this day, Santa will be at the Diamond Head Tower lobby from 10:30 a.m. to 11:00 a.m. and at the Ewa Tower lobby from 11:30 a.m. to 12:00 p.m. handing out candy canes and providing photo opportunities. Please be sure to bring your cameras.

Christmas Tree Disposal

A dumpster for the disposal of Christmas trees will be brought in on Tuesday, December 26 and will

be available to residents through Wednesday, January 2, 2019. The dumpster will be located in the commercial mall loading zone, next to the Diamond Head Tower.



Please do not dispose of your tree through the trash chute no matter how small it may be. If trees are discarded down the trash chute they wind up blocking the system and will cause the compactor to shut down.

When using the dumpster for disposal of your tree, please be sure to strip the tree of all decorations before throwing it in the dumpster. If the trees are not clean of ornaments and such, or other rubbish is thrown in the dumpster, it will be classified as regular waste and the association will be billed accordingly.

When you bring your tree home and when you take it to the dumpster for disposal, please be sure to enclose it in a plastic bag (tree bags will be available in the management office for \$2 each). This should help in keeping needles from the tree from falling all over the common areas, thus causing our housekeepers to spend additional time to clean it up.

Holiday Safety

Unfortunately the holiday season also brings with it the potential for increased criminal activity. As such, we encourage everyone to be alert during this holiday season by keeping their eyes open and reporting any suspicious behavior to the security department. With your help, we can continue to make our complex one that is safe and secure for everyone to enjoy.

Last but not least, please have a Merry Christmas and a very Happy New Year.

On the Inside....

- **2019/2020 Annual Report and Budget**
- **Kukui Plaza's Package Delivery Service**

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Director

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Owners of Kukui Plaza
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Website
www.kukuiplaza.com

E-mail Address
admin@kukuiplaza.com

Management Office
(808) 524-1255

Fax
(808) 528-4402

Security
(808) 524-1255 Ext. 1 or 2

Kukui Plaza's 2019/2020 Annual Report and Budget

Soon every owner will be mailed a copy of Kukui Plaza's Annual Report and 2019/2020 Budget. The Annual Report and Budget will highlight upcoming renovation and repair projects, changes to operating revenue and expenses as well as notice of next year's maintenance fee assessment amounts.

The Annual Report will also highlight the fiscal outlook for the 2019/2020 fiscal year. For the Association as a whole, projections currently show revenue (maintenance fees not included) increasing by approximately 9.39%. Disbursements are projected to increase by approximately 2.15% for the Association as a whole.

It is extremely important that the Association maintain a healthy reserve budget. Even with numerous major projects scheduled into the future, the Association's Reserve Budget is projected to hold steady. Current projections show that the Association is slated to spend approximately 1.3 million next year on renovation and repair projects alone. Despite this, the Association will maintain a healthy reserve balance.

For the 2019/2020 fiscal year, maintenance fees will increase for the residential cost center

and the commercial cost center. Maintenance fees will remain the same for both the upper and lower level parking cost centers. The increases to maintenance fee assessments are a result of increases to operating expenses.

The maintenance fee increases for residential owners will range from \$6 to \$13 per unit per month. The maintenance fee increases for commercial owners will range from \$8 to \$106 per unit per month.

Once again, the increases to maintenance fee assessments are a direct result of cost increases to operating expenses with increases to wages, insurance costs, sewer costs, electricity, and cable television being the primary factors.

Accompanying the Annual Report, owners that are not part of an auto-pay program will receive new maintenance fee coupons for the upcoming fiscal year. Owners will need to use these new coupons beginning on February 1, 2019. For more information, or to find out exact maintenance fee figures for your apartment, please refer to the Annual Report and 2019/2020 Budget that you will soon be receiving in the mail.



Delivery! Kukui Plaza's Package Acceptance Service

One of the nice benefits of being a registered Kukui Plaza resident, especially at this time of year, is the Association's package acceptance service. Packages delivered for residents who are not at home by Federal Express, UPS, Air Express, DHL, or the U.S. Postal Service will be accepted by the security department and held for residents until they return home.

To avoid problems, there are a few rules associated with this service:

- This service is only offered to properly registered residents and owners. Packages will not be accepted for those who are not registered.
- Only packages delivered by the companies previously mentioned will be accepted. Gifts and other packages dropped off by friends and family members, flower deliveries, perishables, etc. will not be accepted.
- The Association is not responsible for damage to goods delivered. To protect your delivery, please pick up packages as soon as you are notified.
- Packages accepted on behalf of a resident will only be held for one week. When a package is accepted, the security department will notify you. If you do not pick up the package within one week, it will be returned to the sender. If no return address is available, it will be returned to the delivery company.
- All packages are held at the security console of each tower. If you do not want the security department to accept packages for you, please contact the management office at 524-1255 and provide your name and unit number.

While packages will be held for residents for up to one week, we ask that you pick them up as soon as possible to allow for new incoming packages.

Outgoing Packages

If you're headed to the Post Office on Nu'uuanu Street with a stack of packages, the Association can help. Residents can borrow a handcart from the security department by leaving a picture ID until you return the cart.

Package Disposal

Please remember when disposing of cartons in the trash chutes to break down the boxes or cut them into manageable pieces. Throwing full cartons or boxes down the trash chute can cause a blockage, which can be very expensive to have removed.

Quick Notes

Register for Emergency Assistance!

Residents who require additional assistance during an emergency, such as a fire or hurricane, or during routine problems like power outages, should register with the management office

By knowing a resident may require special assistance our security officers can respond quickly if there appears to be a problem at the apartment. Also included with the registration is the name of a contact person for the resident, which will aid the security department if a problem does occur. In addition, emergency responders will be provided with a list of those individuals requiring special assistance should an evacuation of the building be required.

Residents who wish to be registered for emergency assistance should contact the management office at (808) 524-1255 to provide their information

Move In Fee

Residents moving into Kukui Plaza, who will require the use of the loading zone and/or the use of an elevator for delivery of their personal furnishings, must pay a \$100.00 fee at the time of registration. This is a one time fee that also covers deliveries and move-outs.



Annual Sub Lease Payment Reminder

Despite the fact you have probably already purchased the qualified fee interest in your unit, it remains subject to the master sub lease under which it was originally acquired. As such, Kukui Plaza owners are reminded that lease rent payments are due to Bair Limited Partnership by January 1 each year. For those owners that have cancelled their lease with Bair Limited Partnership, no lease rents are due.

The lease rent is set at \$12 per year plus GET and is collected on an annual basis by Bair Limited Partnership. The total payment due annually is \$12.56 per lease. Owners must also be aware that Bair Limited Partnership does not bill. The grace period for late payments is January 31 of each year. Payments received on or after February 1 are charged a late fee.

Owners may choose to use a bill payer service to pay the annual lease rent or to have it included as part of their mortgage payment. However, owners are encouraged to double check with their mortgage company or bill payer service to ensure payment is on time and addressed correctly.

Lease rent payment should not be sent to Kukui Plaza as the sub lease is between each individual owner and Bair Limited Partnership. Payments, noting your apartment number, should be sent to:

Bair Limited Partnership
c/o First Hawaiian Bank
Mail Code 61175
P.O. Box 1300
Honolulu, HI 96807-1300

If you have any questions about the lease rent payment, please feel free to contact Patricia Kim Park, attorney for Bair Limited Partnership, at (808) 536-3909.



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