



The Association of Owners of Kukui Plaza

Ka Leo O Kukui

May 2023

2023 Annual Meeting Highlights

The 2023 Annual Meeting of the Association of Owners of Kukui Plaza was a success with just under fifty percent of owners represented in person or by proxy. This response by owners helped ensure that the Association did not have to spend money to hold another meeting. Thank you to those that attended and that turned in their proxy.

The meeting began with registration and a buffet dinner. This gave attendees time to talk with their neighbors and enjoy some good food.

Association Vice President Jean Toyama chaired the meeting. In her report to the membership, Vice President Toyama talked about the challenges of living through the Covid 19 Pandemic and the effects all of us are still feeling in our daily lives with the increased costs for goods and services. For the Association, these increased costs have, and will continue to have, a large impact on not only the daily running of Kukui Plaza, but also our future budgeting and project planning. Vice President Toyama also provided an update of the Board's efforts to address the requirements of the fire sprinkler Ordinance 18-14, as well as an update of the status of the Association's plumbing rehabilitation efforts.

Treasurer Masaki also provided a report to membership explaining the

budgeting process and the important role that the Association's reserve account plays in seeing that we are able to accomplish the many projects focused on replacing our aging systems and ensuring that our complex remains in top shape.

The next item on the agenda was the election of new board members. Nominations and elections were conducted for the four Residential Director seats. The results were:

Residential Director

Fran Takemoto	29.553005%
Jean Toyama	27.830497%
Doug Pyle	27.807030%
Sheri Sunabe	27.338240%
Grace Sherwin	11.078054%

Commercial Director

The secret ballot requirement was waived by unanimous consent (permitted by the bylaws) and Gina Inouye was elected by acclamation to a two-year term as the Commercial Director.

Management and the Board would like to thank Residential Owners Cora Uemoto, Gee Hou Goo, Merrily Leong, and Karen Ginoza for their willingness to volunteer to be our election monitors for this year's meeting.

Following the annual meeting, the Board of Directors met in an Organizational Meeting to elect its officers

for the 2023/2024 term. The results were:

Mavis Masaki - President
Wendie McAllaster - Vice President
Fran Takemoto - Secretary
Jean Toyama - Treasurer
Doug Pyle - Assistant Secretary
Sheri Sunabe - Assistant Treasurer
Gina Inouye - Commercial
Elva Gamiao - Lower Level Parking
Kevin Lye - Director-at-Large

Owners are welcome at board meetings the third Wednesday of each month at 6:00 p.m. in the Diamond Head Meeting Room. For more information about the meetings please contact the Management Office at (808)524-1255.

On the Inside....

- **Parking Garage Safety**
- **Renovating? Don't Forget to Complete an Architectural Request Form**
- **Power Shut-Down Scheduled for May 31, 2023**

Board of Directors

Mavis Masaki
President

Wendie McAllaster
Vice President

Jean Toyama
Treasurer

Sheri Sunabe
Assistant Treasurer

Fran Takemoto
Secretary

Doug Pyle
Assistant Secretary

Gina Inouye
Commercial Director

Elva Gamiao
Lower Level Parking
Director

Kevin Lye
Director-At-Large

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Parking Garage Safety

For all of us that travel in and out of the parking garage every day the routine has more than likely become somewhat second nature. But, how many of us are paying attention to the signage and following proper safety procedures while entering, exiting, parking and driving within the garage?

Many of you have probably noticed the addition of painted pedestrian crossings, increased signage, and speed bumps throughout the parking structure. These efforts are a result of many of our residents either choosing to ignore the posted signage or not paying attention to how they are driving throughout the garage. The Board and management are concerned with this lack of consideration for safety and will take the necessary steps to see that it does not continue. We do not believe that there is anyone within the Kukui Plaza community that wants to see someone get seriously injured with our parking structure due to our residents being inconsiderate or in a rush.

Following proper etiquette and safety procedures when it comes to the parking garage can make all of our lives easier, and a whole lot safer.

Entering the Garage

The best way to enter the parking garage is by driving mauka (mountain) on Nu'uaniu and turning right into the garage. This is much safer than turning left and cutting across traffic from the other direction. Upon approach, be sure to have your parking garage access card ready. Once you turn into the garage, slowly move up the ramp as you approach the access card reader. Place your access card on the reader and the light will turn green, triggering the barrier arm to lift up and the double gates to open. Proceed into the garage with caution as pedestrians may be crossing the area.

Driving in the Garage

When driving in the garage, residents shall refrain from operating their vehicles in an aggressive or harassing manner. Tailgating, revving of motors or honking of horns in an attempt to cause other residents to exceed the speed limit, and driving into oncoming traffic or going the wrong way will not be tolerated.

Be sure to keep an eye out for pedestrians and vehicles backing out of stalls. Stop at the end of parking lanes, obey posted signs and watch for cross traffic and pedestrians before pulling out. Do not exceed the 5 mph speed limit. And, be sure your headlights are on for increased illumination and visibility.

The parking garage is not a playground. Parents, do not allow your children to play or to ride their bicycles throughout the garage.

Be aware that damage to vehicles, personal property, common elements, or injuries to pedestrians shall be the responsibility of the person causing the damage or injury. Remember, it only takes a moment for a serious accident to happen. Once again, we do not believe that anyone wants to be responsible for causing someone harm.

Exiting the Garage

Upon exiting the garage, slow down and wait for the gate to fully open. When the gate has opened, proceed cautiously over the bump and watch for pedestrian traffic. Slowly move out and turn right on Nu'uaniu. Left turns when exiting the parking garage are prohibited because of the risks involved. Left turns onto Nu'uaniu, particularly during rush-hour traffic, are extremely dangerous. It is also discourteous to block other traffic from exiting the garage: several cars may have to wait for one car to complete a left turn.

Parking Garage Safety *Continued*

Parking Stalls

Vehicles parked in the parking garage must be properly licensed and registered with the management office. Upon registering your vehicle with the management office, you will be given an official Kukui Plaza parking decal. Decals should be displayed on the bottom of the front windshield on the driver's side. Improperly parked or unregistered vehicles are subject to tow at the vehicle owner's expense.

Parking stalls must be kept clean of debris, grease, oil and other drippings. Failure to maintain parking stalls will result in the stall being cleaned at the stall owner's expense. Stall owners can request to have stalls cleaned by Association staff for a fee. Call the management office for details.

Once again, it only takes a moment for a serious accident to happen. Please drive carefully, and follow proper garage etiquette. Your neighbors will appreciate it, and everyone travelling throughout our parking garage will be safer.

Renovating? Don't Forget to Complete an Architectural Request Form

Owners and residents alike have certain rights and responsibilities that are spelled out within Kukui Plaza's governing documents. The House Rules, a part of the governing documents, require owners to submit written requests to the Board of Directors before they undertake any type of renovation in their unit. Architectural requests include but are not limited to: new appliances, sinks, bathtubs, cabinetry, floor coverings, air conditioners, painting, drapery, ceiling fixtures and ceiling material, and so on. To help owners with this process, and provide management with the information we need in order to provide the approval, we are requiring owners to fill out a newly created "Architectural Request Form" which can be obtained from the Association's Management Office or downloaded from the Association's Website at www.kukuiplaza.com. Major renovation projects like lanai enclosures and removal of non-load-bearing walls, requires submission of construction plans. In addition, caution is advised when working around ceiling areas as ceiling material contains asbestos.

The Association's architectural modification rules help ensure that your neighbor does not make alterations that may adversely affect you or the Association in general. Most requests are approved within a matter of days giving owners not only the ability to start the work, but also some handy guidelines to help. So, if you plan to upgrade your unit, please be sure to submit your completed Architectural Request Form to the Management Office at least two weeks in advance of your schedule for the work to begin. This should provide ample time for you to receive authorization so your renovation can proceed without a hitch.

Quick Notes

Water Shutdowns

Don't forget that if you are undertaking a plumbing renovation project you might need to shut down the water. Non-emergency related water shutdowns are available Wednesdays and Thursdays from 9:00 A.M. to 12:00 Noon. A minimum of 48 hours notice is required. Water shutdown request forms are available from the management office or online at www.kukuiplaza.com.

Please Inform Security!

Have you ever come upon, or left a mess in the common area and not bothered to inform security? One simple phone call will ensure that the issue is taken care of and will eliminate your neighbors from having to deal with the same issue. It is impossible for Association staff to be everywhere on the property at any given time - especially after hours or on the weekends. We rely on our residents to inform us of issues they might come across throughout the project. So please, let us know if you happen to have an accident or if you come across a mess that needs to be cleaned up. Mahalo.

You've Got Mail

Save yourself some time and don't make unnecessary trips to your mailbox. Just look for the mail light located on every floor and the entrance leading to the mailroom in both towers. When the light is on, it signifies that the mail has been delivered.

One More Lap

Many residents get their exercise from either jogging or walking the pathways on the Garden Deck. If the distance you are covering is of interest to you, one lap around the outer most pathways of the Garden Deck is approximately a quarter mile.

Building Wide Power Shut-Down Scheduled for May 31, 2023

Hawaiian Electric Company (HECO) is in the process of upgrading their power supply systems here at Kukui Plaza. In order to do so, it will be necessary to shut down the power to the entire property for an eight-hour period so that the upgrades to the system can be installed.

HECO will be on site to shut down the power to the complex at 8:30 a.m. on Wednesday, May 31, 2023. The power is scheduled to be restored by 4:30 p.m. on that same day.

The emergency generator will be functioning during the outage and will power the following areas:

- Common area lighting (hallways, lobbies, garage).
- Residential and lower-level parking elevators.
- Water service booster pumps.

The generator will not power individual units or the commercial area. Residents should prepare accordingly. For food safety and power outage recommendations, please visit hawaiianelectric.com and download their emergency-preparedness-handbook. If you have any additional questions, please contact the Operations Department at (808) 524-1255.



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