



The Association of Owners of Kukui Plaza

Ka Leo O Kukui

December 2021

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, 2022 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

Normally, each year our friend at the North Pole pays us a visit. This year, due to the pandemic, Santa Claus has decided to play it safe and avoid any face to face contact. Therefore, we will not be having Santa visit us this year but we look forward to his visit next year when the pandemic is hopefully, safely behind us.

Christmas Tree Disposal

A dumpster for the disposal of Christmas trees will be brought in on Monday, December 27 and will be available to residents through Sunday, January 2, 2022. 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 Christmas trees are not cleaned of ornaments and such, or other rubbish is thrown in the dumpster along with the trees, 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....

- **2022/2023 Annual Report and Budget**
- **Kukui Plaza's Package Delivery Service**

Board of Directors

Joyce Allen
President

Kevin Lye
Vice President

Jean Toyama
Treasurer

Vacant
Assistant Treasurer

Wendie McAllaster
Secretary

Fran Takemoto
Assistant Secretary

Nolan Zane
Commercial Director

Elva Gamiao
Lower Level Parking
Director

Mavis Masaki
Director-At-Large

Ka Leo O Kukui

The Association of
Owners of Kukui Plaza
1255 Nu`uanu Avenue
Honolulu, HI 96817

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 2022/2023 Annual Report and Budget

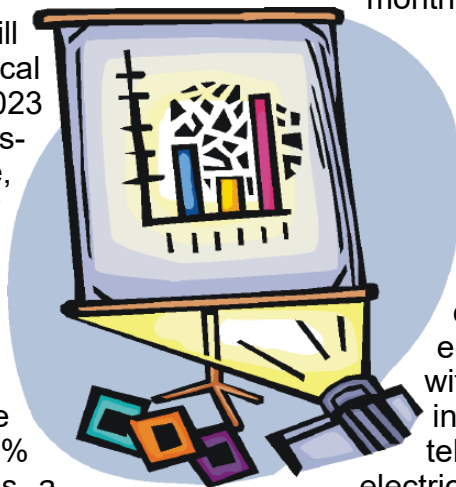
Soon every owner will be mailed a copy of Kukui Plaza's Annual Report and 2022/2023 Budget. The Annual Report and Budget will highlight upcoming renovation and repair projects, changes to operating revenue and expenses as well as notice of next year's maintenance fee assessment amounts.

The Annual Report will also highlight the fiscal outlook for the 2022/2023 fiscal year. For the Association as a whole, projections currently show revenue (maintenance fees not included) decreasing by approximately 7%. Disbursements are projected to increase by approximately 4.41% 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 1.7 million next year on renovation and repair projects alone. Despite this, the Association will maintain a healthy reserve balance.

For the 2022/2023 fiscal year, maintenance fees will increase for the residential cost center, the commercial cost center, and the upper and lower level parking cost centers. The increases to maintenance fee assessments are a result of increases to oper-

ating expenses. The maintenance fee increases for residential owners will range from \$16 to \$39 per unit per month. The maintenance fee increases for commercial owners will range from \$13 to \$184 per unit per month. Both the upper and lower level cost centers will increase by \$1 per parking stall per month.



Once again, the increases to maintenance fee assessments are a direct result of cost increases to operating expenses with increases to insurance, cable television, and electricity being the primary factors. The Association faced a nearly \$130,000 increase in insurance costs for the upcoming fiscal year alone. Cable television costs will also be increasing, however, our owners will be able to offset those costs somewhat with the addition of internet to the Association's bulk package.

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, 2022. For more information, or to find out exact maintenance fee figures for your apartment, please refer to the Annual Report and 2022/2023 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, 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 (808) 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'uani 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

Reminder to Assistance Animal Owners

Assistance animals must be kept in the apartments and will only be allowed in the common areas of the project when in transit to and from the apartment. While in transit through the common areas, all assistance animals must be on a short leash (no more than six feet in length) or harness, in a cage, or carried by someone who can control the assistance animal, using the shortest possible route to and from the Resident's unit.

Animals will not be allowed to defecate and/or urinate in the landscaped areas, walkways, and other common areas of Kukui Plaza. Other than emergencies, the animal must be taken off-property to do so. In the case of an emergency, the resident must pick up and dispose of animal waste in a sanitary manner and ensure that any animal waste is securely wrapped.

Laundry Room Etiquette

Residents should avoid leaving their laundry unattended as it affects others on your floor. If you need to leave the room while the machines are running, please take note of the timers so that you can return and remove your clothing when finished and allow others the opportunity to use the facilities. Please do not try to overload the machine. If the machine is overloaded it will have an adverse affect on washing and drying your clothes. Also, please make sure your clothes are treated for substances such as tar, bubble-gum or any other type of substance that could potentially remain in the washer or dryer and damage other people's clothes. Last but not least, please remember to remove the lint from the lint screens within the dryers before you leave the laundry room.



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.



The Association of Owners of Kukui Plaza
1255 Nu'uanu Avenue
Honolulu, HI 96817