



*The Association of Owners of Kukui Plaza*

# Ka Leo O Kukui

December 2025

## 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, 2026 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 20. 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 Friday, January 2, 2026 and will be available to residents through

Thursday, January 8, 2026. 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. 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....***

- **2026/2027 Annual Report and Budget**
- **Kukui Plaza's Package Delivery Service**

## **Board of Directors**

Mavis Masaki  
President

Wendie McAllaster  
Vice President

Jean Toyama  
Treasurer

Sheri Sunabe  
Assistant Treasurer

Doug Pyle  
Secretary

Fran Takemoto  
Assistant Secretary

Gina Inouye  
Commercial Director

Elva Gamiao  
Lower Level Parking  
Director

Kevin Lye  
Director-At-Large

## **Ka Leo O Kukui**

The Association of  
Owners of Kukui Plaza  
1255 Nu`uanu Avenue  
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Website  
[www.kukuiplaza.com](http://www.kukuiplaza.com)

E-mail Address  
[admin@kukuiplaza.com](mailto:admin@kukuiplaza.com)

Management Office  
(808) 524-1255

Fax  
(808) 528-4402

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

# **Kukui Plaza's 2026/2027 Annual Report and Budget**

Soon every owner will be mailed a copy of Kukui Plaza's Annual Report and 2026/2027 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 2026/2027 fiscal year. For the Association as a whole, projections currently show revenue (maintenance fees not included) projected to increase by approximately 9.65%.

Disbursements are projected to decrease by approximately 5.16%. Reserve contributions are projected to increase by approximately 17.36%.

It is extremely important that the Association maintain a healthy reserve budget. Current projections show that the Association is slated to spend approximately 2.75 million next year on renovation and repair projects alone. Despite this, the Association will maintain a healthy reserve balance.

For the 2026/2027 fiscal year, maintenance fees will remain the same for the residential cost center and the commercial cost center. Both the upper and lower level parking cost centers fees will decrease by \$2 per stall per month.

The Association recognized a large savings in insurance costs for the 2025/2026 building insurance package. This savings provided an opportunity for management and the Board of Directors to make necessary cost adjustments to line items within the operating budget and to increase the Association's reserve contribution to position for funds to complete the plumbing rehabilitation project within a reduced timeline.

These savings also provided a much needed opportunity to adjust staff wages for the security department in order to become more competitive in the employment market. Both the landscaping and housekeeping departments required adjustments in order to meet mandatory minimum wage requirements beginning in year 2026. Other line items requiring increase adjustments within the operating budget include elevator, refuse collection, window cleaning, cable television, electricity, gas, sewer, and water.

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, 2026. For more information or to find out exact maintenance fee figures for your apartment, please refer to the Annual Report and 2026/2027 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, Amazon, 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 once you are notified you pick them up immediately (as soon as possible) as space is extremely limited.**

### Outgoing Packages

If you're headed to the Post Office on Nu'uuanu Avenue 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

### Driving in the Garage

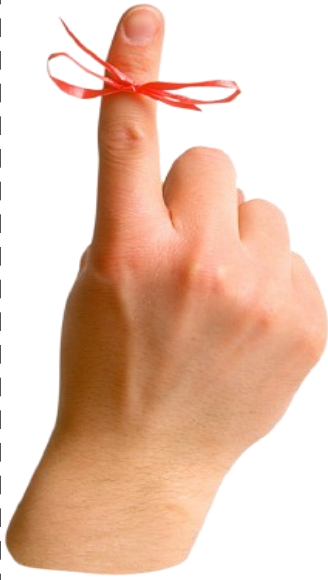
When driving in the garage, be sure to keep an eye out for pedestrians and vehicles backing out of stalls. Stop at the end of parking lanes, obey posted signs and watch for cross traffic before pulling out. Don't exceed the 5 mph speed limit and be sure your headlights are on for increased illumination and visibility.

### 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.

### 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](http://www.kukuiplaza.com).



## 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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