

Kalele Kurrents

Bill 41

Bill 41 captured the local headlines for much of the first part of the year. The controversial bill was designed to ease the housing crunch by adding teeth to restrictions of short-term rentals in residential neighborhoods.

Bill 41 ups the minimum rental time to 90 days from 30 and adds layers of requirements, restrictions, fees and fines effectively quashing vacation rentals in all but three resort-zoned areas of Oahu: Waikiki, Ko Olina and Turtle Bay.

Bill 41 doesn't apply to our situation as the Ninth Amendment to the Declaration Of Condominium Property Regime of Kalele Kai passed on 3/31/1999, states that: A condominium unit may not be leased or rented for a term less than 180/6month.

It should be interesting to see the effects, if any, that Bill 41 has on our neighborhoods and our Island's housing situation.

Mahalo,

Rosalind Hamby, President
Board of Directors

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Smart Meters are Coming

Most of the residents may have already received the letter from HECO informing of your eligibility for the new “Smart Meter”, if not, you will shortly. The team from HECO have confirmed that they will coordinate the installs together over a few days. They also have advised of their intention to contact affected residents to alert them that they will be disconnecting power for three minutes while they change the meter.

These advanced meters allow two-way data sharing between your home or business and Hawaiian Electric through a secure wireless network with these advantages:

- Unlike old meters that require a person to physically read the meter for billing purposes, advanced meters can capture and send electricity usage data to Hawaiian Electric via wireless technology. This means more privacy for homeowners, fewer trucks on the roads, less gas consumed, and cost savings through improved operational efficiencies. These savings are passed on to our customers.

- An advanced meter will record 15-minute interval usage data and give you access to that information through the My Energy Use Portal. You can easily view how much electricity you use during different hours of the day and compare your usage patterns to previous days and weeks. This can help you to be more aware of your energy use patterns and make smart, cost-saving energy adjustments.

To learn more about the benefits view their website: <https://www.hawaiianelectric.com/clean-energy-hawaii/grid-modernization-technologies/advanced-meters>

We will share updates via email whenever we receive them from HECO.

Going to the Pool? You will Need a Key Soon!

To ensure the pool is used exclusively by Kalele Kai Residents & guests, management will be adding features to the four gates that will prevent those without a key from entering. The key is the same key that unlocks the gate behind Safeway. If you do not have one, please stop by the management office to purchase one for \$10.00 (cash or check only).

Pool Rules Reminder:

◆ G- 4 Conduct

Horseplay, running, diving, screaming, or other boisterous conduct is not permitted in the pool area. **Loud games, such as Marco Polo are prohibited.**

◆ G- 7 Noise

Headsets must be used with radios, audio and video equipment while in the pool area. **No amplified music is allowed in the pool area at any time.**

◆ G- 10 Equipment

Scuba equipment, inner tubes, swimming fins, toys, or other equipment shall not be allowed in the pool. How-

ever, non-swimmers using the pool under the direct supervision of a competent swimmer may use personal flotation devices.

◆ G - 13 NUMBER OF POOL GUESTS

Six (6) guests at a time, per apartment, may utilize the pool and adjacent area. This ensures that all residents are able to comfortably use the pool and area at any given time.



... And Away Goes Troubled Down the Drain

As mentioned in our last newsletter, the time for drain cleaning has arrived.

An old favorite of many residents, Pacific Drains will be performing the work and we will provide additional details when they become available but this is our preliminary schedule.



Thursday, September 1st 8:30 am

Building 1 -3rd floor: They will need to enter each unit and the work will take approximately 15 minutes. We need to ensure that access to each unit is available, and sinks need to be cleared as the schedule is tight. Once the 3rd floor is complete, they will move to 6th.

Friday, September 2nd 8:30am

Building 2 -3rd floor: They will need to enter each unit and the work will take approximately 15 minutes. We need to ensure that access to each unit is available, and sinks need to be cleared as the schedule is tight. Once the 3rd floor is complete, they will move to 6th.

Tuesday, September 6th

Building 3 3rd floor: They will need to enter each unit and the work will take approximately 15 minutes. We need to ensure that access to each unit is available, and sinks need to be cleared as the schedule is tight. Once the 3rd floor is complete, they will move to 6th.

September 7-9, Pacific Drains will be in the garage power jetting the horizontal overhead lines.

Our thanks go out in advance to all those residents on floors three and six for their cooperation on helping us complete this critically important project.

Owners, have you submitted your ballot to the proposed amendment to the bylaws regarding smoking restrictions? Please contact the office if you haven't. We can help get your ballot out!

Kalele Kai BOD

Officers

Rosalind Hamby	President
Todd Light	Vice-President
Mark Hertel	Secretary
Paul Jordan	Treasurer

Directors

Jim Propotnick
Mike McCormick
Art Isbell
Bill Oberlin
Hugh Hazenfield

Committees

Buildings
Energy
Finance
House Rules
Landscaping
Security

Chair

Mark Hertel
Art Isbell
Paul Jordan
Hugh Hazenfield
Todd Light

The Board welcomes volunteers to serve on committees, if you are interested in serving your community, please contact our office.

General Manager

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Managing Agent

Hawaiiana Management
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Property Manager

Rocksford Takamatsu
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Calendar

September 1st—6th: Drain Cleaning

September 5th—Labor Day; Management Office Closed

This Issue Our Spotlight Shines on...

Eleanor Takahashi Oxley. Imagine a timeline that runs from the end of the Hawaiian Monarchy to Statehood, you would mark Elanor's date of birth closer to the time of the Monarchy.

Elanor was delivered by a midwife in the Japanese Camp of the Waipahu Plantation. Japanese was her first language but she learned English in the camp school. Speaking Japanese would bring a crack across the knuckles with a ruler so kids quickly learned to be proficient in English

Her father had gone to high school in Japan and valued education so at 13, Elanor was enrolled in MidPac where she would board for the next four years. Elanor treasured those years and the friendships she made. My mother and my brother, every chance they had, they would make a day trip to Honolulu," she shared. "My mother made lots of rice balls. She prepared nishime and takuan, and they would drop it off at the school office. I would spread the food out and sit on the floor and eat with my classmates. They were so happy to eat the food from home."

After Graduation Elanor enrolled in the 4-year nursing program at St. Francis. She and her classmates had only just begun their first academic year when one Sunday they looked up and saw planes flying overhead. The girls waved to the pilots who were flying so low that Elanor thought she could see the pilots wave back. Soon the girls realized that they were not our boys,



and that Hawaii was under attack. She said the next few days were a blur as these rookie nurses pressed into service tending to the wounded from the attack on Pearl Harbor.

One positive aspect of the war occurred when Oxley met and married the love of her life, James Joseph Oxley from Camden, New Jersey. She recounted because of the blackouts, the entire time they were courting, she never had a night date. Obviously, things worked out and their 64-year marriage produced three children and a lifetime of memories.

I asked Elanor, when she was younger did she ever consider that she might live in Hawaii Kai, she laughed and said, "Never, that was too far out in the country!" Well, in 99 years she went from the country community in Waipahu to the country community of Hawaii Kai!

Are you going to Renovate your Unit? Please Read Before Signing!

Every day I remind myself that the large number of units undergoing renovation is a good thing. This adds value not only to the individual unit but to our whole community by enhancing our reputation as a fresh and vibrant place to live and to invest. Having said this and realizing the renovation process is already stressful on owners and neighbors, a new wrinkle is being added to the paperwork required to begin any project.

Currently, you are required to fill out the following two forms:

Application for Approval of Apartment Alterations and/or Additions – This form identifies the unit owner and the contractor and requires a brief description of the work that is to be undertaken. At the top of the form are guidelines on the scope permitted.

Contractor Information – This form asks for the Contractor’s Certificate of Insurance and requires that *Kalele Kai be named as an additional insured*. Additionally, the form asks for the Contractor’s Registered License Number and their subcontractors (if any) and approved Building Permit Application. A licensed contractor must perform all work.

Flooring: type of flooring and more importantly, rating of the underlayment - we require the underlayment (soundproofing) rating of 65 IIC – IIC stands for Impact Insulation class. The IIC rating is the only rating we accept as it measures sound transfer from the floor to the unit below. Materials specifications must be submitted for review prior to any work commencing.

As a further explanation:

“Underlayment is used to block transference of sound from room to room. An underlayment built with recycled fibers absorbs sound and keeps it from traveling to other rooms.

In conjunction with click-together floating, floors sound solid underfoot. Certain underlayment are manufactured with built-in vapor barrier that blocks moisture from getting to your floor. Concrete subfloors are notorious for emitting moisture and causing flooring to be in contact with water and chemicals from concrete.

Consistent traffic can lead to dented areas of your flooring. Dense recycled fiber underlayment supports the click-together mechanism and upholds supportive configuration under consistent traffic of overlying floor. All subfloors are not consistent in levelness. However, underlayment can form to a certain degree around subfloor surface roughness, helps to cut down on extra subfloor surface prepping time.

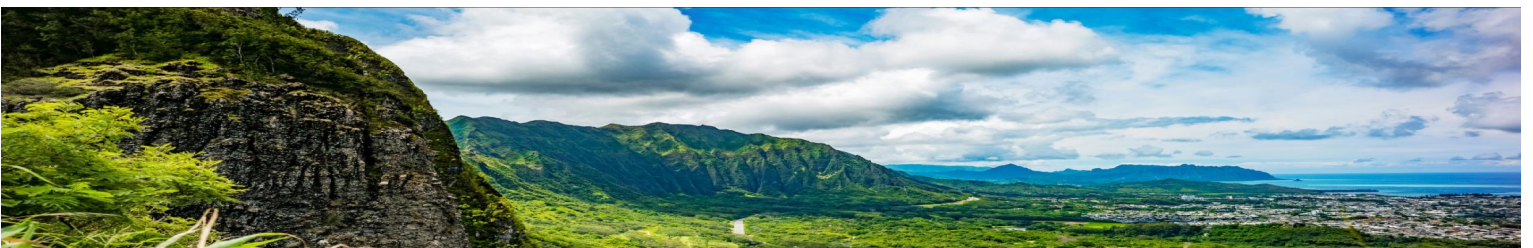
We require an underlayment (soundproofing) rating of 65 IIC – IIC stands for Impact Insulation class. The IIC rating is the only rating we accept as it measures sound transfer from the floor to the unit below.

The form asks for a start date and an estimated finish date along with the owner’s signature. The form needs the signed approval of the General Manager or the Resident Manager.

A handout titled – **Vendor Renovation Guidelines & Acknowledgement Form**

We have amended these guidelines and now require that the owner acknowledge that they have read the standards and will discuss them with the contractor, as it the owner who will be held responsible should their contractor violate any of the guidelines.

Our goal is to make the renovation experience as painless as possible for all involved, except of course for the person writing the checks - that is beyond our control.





By Bill Comstock

I try to keep up with the changes but the changes are winning

Most people worry about their destination in life and neglect to enjoy the journey

“I am” is the shortest sentence in the English language; is “I do” the longest?

I have learned from my mistakes, and I am sure I can repeat them exactly

Angry people are seldom reasonable; reasonable people are seldom angry

Politicians are like diapers; they need to be changed often, and for the same reason

Whatever you do, always give 100% - unless you're donating blood.

If I've learned anything on in my 34 years on this earth, is that it's okay to lie about your age

We never really grow up -- we only learn how to act in public.

I've learned two important things in life: I can't recall the first but the second is I need to start writing things down.

Women will never be equal to men until they can walk down the street with a bald head and a beer gut, and still think they are sexy.

The only people with whom you should try to get even are those who have helped you.

I'm at that age when my check engine light is on all the time.

