

NOVEMBER 2025



Kalele Kurrents

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BOARD OF DIRECTORS

CONTACTS:

President- Roz Hamby
Vice President- Bill Oberlin
Secretary -Mark Hertel
Treasure-Paul Jordan
Director - Marsha Alegre
Director - Chris Nielsen
Director - Art Isbel
Director -Hugh Hazenfield
Director - Scott Myers

KALELE KAI WEBSITE
Kalelekai.com

HAWAIIANA MANAGEMENT
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Sherwing@hmcmt.com

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COMMITTEES

Buildings- Mark Hertel
Energy- Art Isbel
Finance - Paul Jordan
House Rules- Hugh Hazenfield
Security - Bill Oberlin

HAWAIIAN PROPERTIES
808.539.9777
info@hawaiianprop.com

Message from our Board President

Aloha Everyone,

We hope everyone had a wonderful Halloween! As we move into the holiday season, we want to take a moment to thank all the residents of Kalele Kai for your continued patience and cooperation with our staff. We truly appreciate your understanding as we perform maintenance and improvement projects throughout the property.

There is always work to be done, and our team along with our Board Members is dedicated to ensuring that everything is maintained on time and that any concerns are addressed promptly—all to keep our beautiful community looking its best.

With hurricane season coming to a close, we encourage everyone to stay vigilant and prepared for any unexpected weather events.

From all of us at Kalele Kai, we wish you a safe, merry, and bright holiday season filled with joy, warmth, and time well spent with family and loved ones.

**With Aloha,
Roz Hamby
Board President**



Building 3 3rd floor elevator lobby decoration



Maintenance Fee Increase

Dear Residents,

As we prepare for the upcoming year, we would like to share an overview of the **2026 Kalele Kai budget** and explain the reasons behind the **6.5% maintenance fee increase**.

While our overall operating expenses have decreased by 6.8%, several key factors contribute to the need for an increase in assessments to ensure the financial health of the association and to build sufficient reserves for future projects.

Key Budget Highlights – Operating

- **Insurance Premiums:**

Our insurance premium has **decreased significantly from \$1.31 million in 2025 to \$851,200 in 2026** (a 35% reduction). This improvement is due to more carriers participating in the bidding process through our new broker’s Reach. However, despite the decrease, the premium remains nearly **double the 2024 rate of \$459,000**, continuing to be a major expense item.

- **Contracts & Maintenance:**

Costs have **increased by 13.5%** due to **contract renewals, inflation, and new maintenance contracts**—including rooftop fans and hallway A/C systems.

- **Utilities:**

Electricity usage has risen, resulting in a **13.4% increase** in utility costs.

- **Payroll:**

Payroll and benefits reflect a modest **3% average increase** to keep pace with labor market conditions.

Key Budget Highlights – Reserves

- The **Reserve Study** projects **\$26 million in expenditures through 2035**, including a **major re-piping project in 2033**.

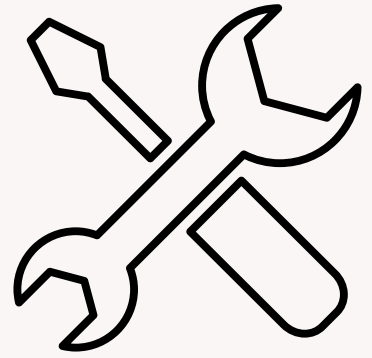
In summary, while we’ve made significant progress in reducing insurance costs and managing operating expenses, the 6.5% increase is necessary to:

- Sustain essential maintenance and operations,
- Cover inflationary contract and utility costs, and
- Strengthen reserve funding for future capital projects.

Typical Maintenance Fee- Per Month Effective January 2025

	2025	2026	INC
2 BEDROOM	1,435	1,528	93
3 BEDROOM	2,009	2,149	131
TOWNHOUSE	2,271	2,361	144

Maintenance Projects



Recently Completed

- Rain Gutter maintenance
- Property-wide dryer duct cleaning
- Building 1 chill water pipe insulation
- Building 3 partial fan replacement
- Building 3 parking garage standpipe emergency repair
- Hallway AC unit motor replacement (three loudest motors)
- Tree trimming (palm trees)

Coming Soon

- Semi-annual Fire Alarm Inspection (December)
- New pool umbrellas (ETA 3 - 5 weeks)
- Hallway Carpet Cleaning (December)
- Tree trimming (December)

What's on the Horizon (Early 2026 - No ETAs)

- Pool lounge chair repairs
- Emergency generator replacement
- Property-wide asphalt coating & repair
- Building 2 & 3 Kitchen and Bathroom fan replacement

Please note: There maybe projects and works that will be completed that is not included in this list, if the need arises. For more information, we encourage you to attend the monthly board meeting for updates or ask the office for further information. Management also sends email updates when upcoming projects may affect you. Please let us know if you are not receiving emails.

Loading Dock Safety Reminder

We kindly ask all residents to remind their vendors, movers, or delivery drivers to close the loading dock gate upon arrival and when leaving the property. This simple step helps maintain the safety and security of Kalele Kai and prevents unauthorized access to our premises.



Emergency Evacuation Assistance List

The management office is updating our Emergency Evacuation List for residents who may need assistance in the event of an emergency. This list is confidential and will only be shared with first responders upon their arrival.

If you would like to be added to this list, please contact the office or email us at agm@kalelekai.com.

Pet Safety Reminder

For all our pet-loving residents, please remember to keep your dogs on a short leash when entering or exiting the elevators and always keep an eye on your furry friends. Elevator doors can close quickly, and leashes can become caught, posing a serious safety risk to your pet.



Upcoming dates

11-11: Veterans Day Office
Closed

11-15: lobby Christmas trees &
common area decoration goes
up

11- 27: Thanksgiving Office
Closed

12- 16: Hawaii Kai Boat Parade

12-25 Christmas Day Office
Closed

1-1: New years Day Office
Closed

Announcement & Reminders

Association Amenity fees on the horizon

Residents who rent a kayak space, have a community garden plot, or store a bike in the locked storage that the annual fee notices will be sent out the first week of January. Payment is due no later than February 28th. If you use any of these amenities, please be on the lookout for your notice. Failure to pay dues on time may result in the loss of your kayak stall, bike stall, or garden plot.

Annual fees are as follows:

- Kayak stall - \$150 per stall (Please note: a current proof of renewal registration with the Hawaii Kai Marina Association must also be provided).
- Garden plot - \$35 per plot
- Bike cage storage - \$100 per Bike

Payments can be made directly to the Management Office, Monday-Friday, 8:00 AM-4:00 PM. We accept cash or check only. Checks should be made payable to Kalele Kai AOA. If you no longer wish to keep these amenities, please contact the office and have your items removed from the stall or plot immediately.

Hawaiian Properties Annual Charge

We'd like to remind residents that there is an annual charge from Hawaiian Properties. Please note that Hawaiian Properties and Hawaiiana Management are two separate companies that handle different fees. We are unable to provide you with the amount as it changes each year, but please be on a lookout for it. For any questions please contact Hawaiian Properties directly.

Cabana/ Move in Deposit Checks

If you have reserved the cabana this year or have move-in deposit checks that have not been picked up, please stop by the office by December 31, 2025. Checks that are not picked up by that date will be voided and shredded.

Unit Care

HOT WATER HEATER MAINTENANCE

We cannot express the importance of maintenance. water heaters are the most forgotten appliances for maintenance. Your water heater should be serviced annually and flushed. After 10 years plumbers recommend to have them replaced to prevent leaks and damages to your unit and to you neighbors.



LAUNDY DETERGENT PODS

While they may seem convenient, pods have presented several issues that can affect both residents and our building's infrastructure.

Reasons to Discourage Use:

1. **Plumbing Concerns** – Laundry pods do not always fully dissolve . This can cause buildup in the pipes, which over time may result in clogs or backups.
2. **Residue on Clothing** – Incomplete dissolving of pods can leave stains, sticky film, or chemical residue on clothes, often requiring an additional wash.
3. **Damage to Laundry Drain Lines** – The thick, concentrated detergent inside pods is harsher on the system than traditional liquid or powder detergent. When pods do not break down properly, the residue can harden inside the laundry drain lines. Over time, this creates blockages and increases the likelihood of leaks or overflows in the system.

UNIT AC MAINTENANCE

We would like to remind all residents that the air conditioning (AC) units inside your unit are your responsibility to maintain. For optimal performance, we recommend that you have your AC serviced by a licensed vendor at least twice a year. A standard service typically includes checking refrigerant levels, inspecting coils, cleaning drains, and ensuring the system is operating efficiently. If you are in need of replacement filters, they can be purchased through the management office – \$30 for three-bedroom units and \$35 for two-bedroom units (per filter). Please refer to our vendor list if you need assistance finding a company.



K A L E L E K A I

VENDOR LIST

Air conditioning service

CLK mechanical	808773-7325
Mech-a-lot	808-781-5633
Purair Hawaii	808 589-2712

Plumbing

Allens Plumbing	808-599-5511
Waialae Plumbing	808-735-8595
Ogami Plumbing	808-551-2351

Electrical

Diamond Head Electric	808-739-0411
Aikane Electrical Service	808-927-2087
EMJ Electrical	808-460-5190

Handy Man

Handy Andy	808-285-3443
Dream Life,inc	808-321-5208

Property management

Hawaiiana Management	808-593-9100
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Restoration

First on site	808-484-4095
Rescue one Restoration	808-745-1608

Moving Company

Royal Hawaiian movers	808-432-9547
Island Movers	808-832-4000

Appliance Repair

Woo's Appliance	808-330-6212
Ohana appliance	808-852-8499

Lanai Door and Screen Repair

Screens and things	808748-3772
State Drapery	808-593-9900

Carpet Cleaning

Oahu Steam Cleaning, Inc	808-953-8897
Renue	808-224-7936
Clean carpet RX	808-388-8778

Boat Cleaner

Barnacle Blasters	808-450-1861
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We have assembled a list of contractors and vendors for the convenience of the residents of Kalele Kai. Please note that using these companies is at your own risk, as we do not endorse them. To protect your personal property, custom furnishings, and valuables not covered under the master policies, unit owners must obtain their own individual insurance H06 policy for personal property and liability protection.

For the apartment alterations application form, please email AGM@Kalelekai.com or visit our website Kalelekai.com under the documents section to obtain one.