



# AOYO YACHT HARBOR TOWERS

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NOVEMBER  
2010  
NEWSLETTER

## Aloha YHT Owners and Residents:

Thank you for the positive comments concerning changes the Board has been making in how we communicate with Owners. We appreciate your feedback! For those who have not seen the October newsletter, please contact the YHT office for a copy or look at it on our website at [www.yachtharbortowers.org](http://www.yachtharbortowers.org). Here's where we are now...

## MOST FREQUENTLY ASKED QUESTIONS

### 2011 Budget & Maintenance Fees

We have been asked by owners about the maintenance fees for 2011. Hawaii First, Inc. is in the process of preparing our 2011 budget and a draft of the budget will be available for the Board to review later this month. If there is a change in your monthly maintenance fee, you will be given a minimum 30 days notice in advance. Thanks for your patience and understanding.

### Renovation Payments

We have been asked by Owners to tell them how much the first installment payment will be and when it will be due. While we would like to give you a definite answer, we don't know yet. The Renovations Committee is still in the process of planning what will be done, when it will be done and getting bids for the work. We have received proposals for the elevators and the spall repairs, two of the larger dollar items for the renovations, and the project manager has been working on a construction schedule for the renovations. Consultants are in the process of identifying solutions for work to be done and/or designing and preparing specifications for projects so that the projects can be let out for bid. A bit more information should be received before we ask the Owners for the first installment payment for the renovations. Owners will be given 60 days notice before any payments will be due.

## NEWS AND UPDATES

### Lobby Carpet Replacement

The Board has approved the purchase and installation of new carpet for the lobbies of both buildings. The new carpeting should immediately give the lobbies a much needed face-lift, as well as reduce on-going bi-weekly costs to clean the aging carpets. This carpet installation should help YHT weather the renovation process well and is designed as a **temporary measure** until all renovation work has been completed and the lobbies get their final remodel. The carpet has been ordered and delivery is expected in 4 to 6 weeks. We will post an announcement on the installation schedule in the elevators and Channel 25.

### Lateral and Vertical Drain Line Cleaning

Some residents have been experiencing a back up of water in their showers or sinks. During this year's lateral and vertical drain line cleaning, YHT has been besieged with problems leading to backups in some units. Maintenance is pricing the installation of clean-out valves for floors that weren't equipped with them when the building was built. Meanwhile, Maintenance is working through the problems. We apologize for this inconvenience. (Board members have not been immune to these problems).

### **Annual Key Inspection**

When emergencies have occurred in the past (for example: flooding affecting units below a problem unit, lateral line backups), we have discovered that the YHT key inventory has not always been current. This has made the containment of damage to the primary and secondary units all the more difficult, especially when an owner is away. On **December 1st and 2nd**, key inspections will be conducted. If you have changed your locks recently, please notify the YHT office and provide them with a new key. This will make the annual inspection run more smoothly and assure that access to your unit is possible in the event of an emergency and we are unable to contact you.

### **Newsletters**

Response to having the newsletter e-mailed to out-of-state owners, as well as having them posted on the website has been very positive. Translations for Japanese Owners unfortunately will experience a time delay behind the English version. However, YHT is endeavoring to close that gap. To view the newsletter online, please go to: [www.yachtharbortowers.org](http://www.yachtharbortowers.org). If you wish to receive the newsletter via e-mail, please e-mail the YHT office at [yhtgm@hawaii.rr.com](mailto:yhtgm@hawaii.rr.com).

### **Employee Christmas Fund**

Each year the Management Office receives inquiries about Christmas gifts for our employees. The concerns and good wishes of our Owners and Residents are much appreciated. The Board of Directors annually provides, in the name of the Association, refreshments for a Christmas Party and a cash bonus based on years of service.

If it is your custom to give a Christmas gratuity, you may make your gift payable to "Yacht Harbor Towers Employee Christmas Fund" which will be distributed equally among all employees. In this way, all of the staff who serve you, both the ones you see as well as those who work "behind the scenes" on your behalf, will share in your gratuity. You may bring or mail your gifts to Yacht Harbor Towers, ATTN: General Manager, 1600 Ala Moana Blvd., Honolulu, Hawaii 96815. We know that our employees are grateful for your thoughtfulness.

### **Christmas Holiday Decorations**

If you love to decorate for the holidays and would like to assist the staff in preparing our buildings for the holiday season, please call the YHT office at 947-1855.

### **Renovations Committee Update**

We have been asked to explain some of the project "lingo/terms" and project scopes.

**Spalling Project.** At YHT, we have significant areas of concrete to maintain: Parking levels 1P to 4P, support/barrier walls, the entrances and ramps. The spalling project will be extensive.

Exposed areas and cracks will be addressed in phases. As parking areas are scheduled for work, residents will be notified and alternate arrangements will be made for you. We will give you as much notice as possible. The project is expected to take several months. As soon as a schedule is determined, this information will be made available to residents so arrangements can be made with the office if you will be out of town when your area is scheduled for work. Please note that the schedule may change as work progresses because the extent of spall repairs needed is not known until the work is in actually in progress.

**Explanation of 'spalling'.** Spalling in concrete is the deterioration of the concrete. It is a world-wide problem but is more prevalent in coastal areas. Signs of spalling are easy to spot as the surface of the concrete cracks or becomes rough, flakey, or pitted, and in some cases chunks of concrete break loose from the installation. While spalling can be cosmetic in nature, if left unattended will eventually lead to structural damage to the building.

Spalling itself is usually the result of a combination of poor installation and environmental factors which stress the concrete. Concrete is affected by the loss of protective alkalinity due to chemical reaction with atmospheric carbon dioxide, causing a reduction in strength. In addition, the steel reinforcing within the concrete can rust and this pressure in turn will cause the concrete to crack and crumble, creating a cyclical, expanding problem. In many cases, this corrosion under the surface will not be noticed until the concrete starts visibly disintegrating. The only way to arrest the spread of this problem is its immediate repair.

If not treated effectively, spalling will continue to spread and affect the structural viability of a building, hence it is also commonly called concrete cancer. The treatment involves first the removal of the spalled concrete. Any rust affected steel reinforcing bars are then cleaned, treated, and replaced. Finally the area is then repaired to the original concrete profile. Cracks are repaired using suitable epoxies, special mortars, and injection techniques. The concrete is then sealed to help prevent the recurrence of this problem.

Although the special expertise required in the detection, diagnoses, and repair of spalling is costly, it is a necessary expenditure to ensure the structural integrity of our building.

**Window Project.** The windows were identified as a renovation project because:

1. Existing windows are nearly 40 years old.
2. The windows are considered substandard by today's building code, which requires that the glass must withstand wind loading on the façade upwards of 110psf. Our current windows are a single 1/8 " glass, which typically in a fixed window on the building front would be calculated to resist a maximum wind loading of 20psf. This product would not be acceptable for use under today's Code and could possibly represent a life safety issue under extreme conditions such as a hurricane.

3. Many of the window frames on both the ocean and mountain side of the buildings are deteriorating and residents have reported water and wind infiltration problems on both sides of the buildings.
4. The existing windows “leak” air-conditioning. This wastes electricity.
5. The existing windows provide minimal resistance to solar heat gain into the units due to the sun’s rays or the ambient temperature on the exterior. This results in a direct operational cost to keep the units cool enough for comfort.
6. The existing windows provide minimal resistance to acoustics such as the sound of traffic noise on the exterior. While this does not result in a direct cost to YHT, it does represent a quality of life issue.

Last month, Owners received a “Window Survey Part #2-October 2010” from a private owner. The survey was not prepared nor authorized by your Board of Directors. The Board apologizes for any confusion this may have caused any Owners. Unfortunately, the Board has been informed that it cannot do anything to prevent such mailings.

Our window consultant, JA Weir Associates, has stated that “the Yacht Harbor Towers has benefitted from the performance of the fixed glazing elements of the exterior wall for decades of “bonus time” past the design life of these windows. These units are furthermore woefully under designed with regards to thermal or structural performance in the Hawaiian environment.”

### **Common misconceptions:**

Q: Has the final decision been made on how to proceed with the windows?

A: Not yet. The Renovation Committee has hired JA Weir as a consultant to explore alternatives, develop design specifications and to do cost scenarios on different options for YHT. The board hears and shares Owners concerns about the scale of this project.

Q: Doesn’t the window work require 67% approval from the Owners?

A: Approval by the Owners is not required if the windows are replaced in their original position. If the windows are moved outward to the edge of the ledge, then 67% of Owners’ approval would be required. Simple replacement in place does not require Owners’ approval.

Q: If I don’t want my windows replaced, I won’t have to “contribute” towards the cost of the windows, right?

A: Unfortunately that is not correct. Windows are a “common” element, which means **everyone** pays towards the renovation according to their *percentage of ownership interest* regardless of the extent of work done in the individual unit.

Q: Only windows that face the ocean need to be replaced because they have the most exposure to rain and wind storms and corrosion caused by salt air, right?

A: Owners with windows on both the mountain and ocean sides are reporting window leaks and

breakage. Window issues aren't limited by what side of the building your windows face.

Q: My windows look fine. Why is YHT considering a replacement plan now?

A: Window failure at YHT is just a matter of time given the age, corrosion due to exposure to the ocean, and the growing intensity of Pacific storms/hurricanes. As a Board, we try to think and plan proactively, rather than reactively.

We do not take the safety of our residents lightly. The Renovation Committee and the Board intend to study this problem carefully. Corrosion of the window frames begins from within the frames. Only the removal of the frames will show the extent of the corrosion in the window frames.

As a 2004 Wiss, Janney, Elstner Associates, Inc. window study for YHT concluded, "The corrosion of the painted aluminum window frames will continue. Eventually, replacement of the windows can be expected." While a list of maintenance items that could be done in the meantime to slow the inevitable replacement (what the AOUO has been doing), the time to seriously consider replacement is upon YHT. The Board does not take the safety of our residents lightly. This problem will be studied carefully.

## **RENOVATION PROJECT PRIORITIES**

There are several projects that have a very high priority. To say that one project has a higher priority than another when both projects must be done and are equally important would seem foolhardy. Thus, these high priority projects are being addressed concurrently. These projects include:

- Spall repairs - garage, pool, jacuzzi, planters
- 1P CMU wall repair
- Energy conservation measures
- Elevators
- Ewa Tower roof
- Windows

The other renovation projects have been prioritized as follows:

- 1P underground drain lines
- Re-insulated chilled water pipes
- Upgrade garage light fixtures
- Security booth, cameras and monitors
- New access control system
- Automated parking control
- Lobby renovation
- Administration office and telecommunications room
- Employee lounge
- Hallways - re-carpet and paint
- Interior paint - garage, stairwells
- Exterior paint
- Landscaping

- Trash chute - deodorize and degrease
- Unit doors - re-skin, replace hardware

It should be noted that if during the planning stage previously unknown maintenance issues arise, the Renovations Committee may opt to handle the maintenance issue within the renovations project rather than having the matter deferred to a later time. Why should the Committee and Board do this? The work will be done to try to ensure that we really do have a renovated building when all the work is done. For example, the Committee is currently looking at the condition of the 1P underground drain lines.

What does this mean? It means that a low priority item may not be addressed during the renovations and may be taken up as part of our on-going maintenance, for example, re-skinning the unit doors.

While in the end, the success of the renovations project may be judged on the exterior aesthetics of the building (i.e., the lobbies and landscaping), the Renovations Committee and the Board feel that equally important is that safety issues have been resolved, our infrastructure has been repaired and/or upgraded, and energy conservation measures have been implemented.

## **COMMITTEES & MEETINGS**

### **Board of Directors**

*Meetings are held on the fourth Monday of the month at 6:30 pm in the Diamond Head Tower 2P meeting room. An Owners Forum is held between 6:00 – 6:30 pm prior to the Board meeting. Notice of Board meetings are posted in the elevator and on Channel 25. See the lobby bulletin boards for the meeting agenda which are posted as soon as it is available.*

Lei-Jayne Lee – President	Uli Klinke – Director
Joy Cunefare – Vice President	Audrey Kubota – Director
Frank Kaneshiro – Treasurer	Suzanne LeMoine – Director
Mayumi Otaki – Secretary	Nan Sugai – Director
	Garrett Wheeler – Director

### **Renovations Committee**

Renovation updates are given by representatives from Brett Hill Management at the start of monthly Board meetings. Committee members are:

Uli Klinke – Director/Co-Chair	Phil Overbeck – Owner/Co-Chair
Frank Kaneshiro – Director	Audrey Kubota – Director
Suzanne LeMoine – Director	Curtis King - Owner
Richard Port – Owner	Nan Sugai - Director
Chuck Williams – Owner	

### **Financial Oversight Committee**

*Meetings are held the Thursday before the Board meeting at 1:30 p.m. in the Diamond Head Tower 2P meeting room. Committee members are:*

Lei-Jayne Lee – Director/Chair	Frank Kaneshiro - Director
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Nan Sugai – Director

Chuck Williams – Owner

**Management & Planning Committee**

*Meetings are held on the Monday before the Board meeting at 12 noon in the Diamond Head Tower 2P meeting room. This month's meeting has been moved to 11/16. Committee members are:*

Nan Sugai – Director/Chair  
Lei-Jayne Lee – Director  
Suzanne LeMoine - Director

Mayumi Otaki - Director  
Richard Port – Owner

**Building & Grounds Committee**

*Meetings are held on the Wednesday before the Board meeting at 12 noon in the Diamond Head Tower 2P meeting room. Committee members are:*

Garrett Wheeler – Director/Chair  
Audrey Kubota – Director  
Dutch Zuurmond - Owner

Frank Kaneshiro – Director  
Suzanne LeMoine – Director

**Owners Communication Committee**

*Meetings are called as-needed. Committee members are:*

Joy Cunefare – Director/Chair  
Pauline Brooks – Owner

Lei-Jayne Lee – Director  
Katsumi Tanaka – Owner

**Leased Issues Committee**

*Meetings are called as needed. Committee members are:*

Mayumi Otaki – Director/Co-Chair  
Frank Kaneshiro – Director

Joy Cunefare – Director/Co-Chair  
Lei-Jayne Lee - Director

*The Board and Staff wish you a*

*Safe and Happy*

*Thanksgiving Holiday!*

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**This newsletter was approved by your YHT Board of Directors. Communications from your Board come to you via periodic newsletters, updates on the bulletin board, the YHT website at [www.yachtharbortowers.org](http://www.yachtharbortowers.org), and on Chanel 25 (the in-house TV information channel). While you may periodically receive communications from individual Board members or other Owners, such communications do not necessarily reflect the opinion of the Board as a whole.**



AOUO Yacht Harbor Towers  
Board of Directors

Officers

President        Lei-Jayne Lee  
Vice President   Joy Cunefare  
Secretary        Mayumi Otaki  
Treasurer        Frank Kaneshiro

Directors

Audrey Kubota  
Ulrich Klinke  
Suzanne LeMoine  
Nan Sugai  
Garrett Wheeler

日本語版ニュースレターをお読みにになりたい方は、ヨットハーバータワー事務所にて配布しています。または、[www.yachtharbortowers.org](http://www.yachtharbortowers.org)にてご覧ください。



“The secret of health for both mind and body is not to mourn for the past, worry about the future, or anticipate troubles but to live in the present moment wisely and earnestly.”

- Buddha

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