



Your Board, our Association Management and staff extend sincere wishes for very "Happy Holidays" to all Owners and Residents. We hope your holiday season will be filled with much joy and peace, and filled with anticipation for a great New Year!

Merry
CHRISTMAS AND A HAPPY
New Year

Pipe Replacement Update

It's the Holiday Season but we are continuing our efforts to move the pipe replacement project forward. The first bit of good news is that the installation of the valves to equalize the water pressure in our buildings will commence around the first of February. Kent Engineering is sourcing the valves we will need to complete the job. We are pleased to continue our excellent working relationship with the skilled professionals at Kent!

The Board recently interviewed three law firms seeking to assist us throughout the pipe replacement project. We were pleased to tentatively select the Motooka firm based on their condominium law expertise and experience with several major pipe replacement projects in the Honolulu area. Our next priority is to select an engineering firm to create drawings of our existing plumbing infrastructure. These drawings will ultimately be submitted to the Honolulu Building Department in order to secure the necessary permits for the project. A little further down the road, these drawings will be provided to companies interested in bidding on our pipe replacement. The drawings along with the Kent study will be used by these bidders to construct their project proposals. Once our engineering firm is selected, the next step will be to select our oversight group who will monitor the project daily and make sure that things proceed smoothly.

Our last piece of good news relates to feedback that the Pipe Project leaders, Dave Talbert and Ron Falter, secured from highly respected and experienced experts in the field of pipe replacement: IT WILL NOT BE NECESSARY TO CONDUCT A PILOT PIPE REPLACEMENT AT YHT!!!! This is great news because pilots are expensive to conduct and these costs would be levied against us before the project ever started. The company these experts work for stopped doing pilots many years ago. They explained that even if all units in YHT were configured identically, unlike our actual configuration, the additional costs associated with setting up to do just a few units are high.

Continued - Pipe Replacement Update

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Additionally, a pilot adds additional time to the length of the project while duplicating the costs of starting the actual project. The expense would be even higher now because in order to conduct a pilot, the company would need to pull resources from another profitable project at a time when there is an epidemic of cracked waste pipes across the island. Furthermore, the walls of any units that were part of the pilot would need to be reopened again when the full blown project was underway due to the way that our plumbing is interconnected. Given this circumstance, it would be brutally unfair to ask any owner to go through the inconvenience of pipe replacement TWICE. Needless to say, the Pipe Project leaders were thrilled to hear the news that this will not be necessary.

Garage Improvements

The installation of our new high efficiency lighting is nearly complete. A few dark spots were identified during the installation process and additional lighting units were ordered to correct the problem. The new P1 EWA sliding door unit was ordered several weeks ago and should be arriving on the island soon.

Atkinson Towers

Our neighbors in Atkinson are in a parking crisis and elected to fill in their pool to create more parking. The YHT staff has been monitoring the progress of their project since it is directly adjacent to our property and our P1 wall structure. While we are anxious to be good neighbors, we are concerned about the integrity of our wall. At this time their contractor has stopped work on the parking project fearing that their work will affect our P1 wall stability. We are working with our attorney to protect our interests while searching for a solution that is acceptable to us so that they may proceed.

Electrical Study

The Board recently approved a proposal from Coffman Engineering to assess the capacity of our electrical system. The principal goal of this study is to determine whether it is feasible to supply enough power to our units to accommodate 220 volt powered electric dryers. The Kent study recommended consideration of electric condensation or ventless dryers. A few of these dryer units operate on 120 volts, but most require 220 volts. If the study results indicate that a power upgrade is feasible, then more clothes drying options may be available to owners at a lower cost since the higher voltage units are less expensive and available from a wider variety of manufacturers.

2017 Budget Letter Correction

There is a correction to the 2017 Budget letter that was sent out to all owners. In the letter it stated that the overall increase in the maintenance fees and reserve contributions was 5.00%. The actual overall increase is 5.09%. The budget and coupons that you received are correct and we just wanted to correct this issue. We apologize for any confusion this may have caused owners.