



# PoINCIANA Matters

Newsletter – November 2023

*Aloha mai kākou! Don't be alarmed if you see individuals on the property "inspecting" the buildings, walkways, railings, ceilings and other common areas. As the property has reached 50 years of age, the Board decided it was prudent to ensure the soundness of its structures. To that end, the Board hired Wiss, Janey, Ulster Associates, Inc. to perform a condition assessment of the property and provide recommendations for repairs. The Board also hired Okahara & Associates to provide an assessment of existing ventilation and plumbing systems. In addition, members of the Architectural Committee have been inspecting the railings and walkways. Finally, individual Board members have been conducting informal "walkabouts" of the entire property, in order to familiarize themselves with the condition of the property and the state of repairs. The Board believes this pro-active approach is key in identifying any problem areas in their infancy, and correcting them, as soon as possible.*

## BOARD MEETING NOTES

- Attention! The Board approved a proposal by DC Asphalt Services, Inc. to provide asphalt driveway reconstruction services for the second driveway (with the smaller guest parking area) into the property. This will necessitate the closing of the driveway and restricted access to some parking spaces adjacent to the driveway for one day from 8am to 5pm, weather permitting. Affected residents will be notified by Resident Manager Warren Ford as soon as the start date is known.
- A proposal was ratified from H.T.M. Contractors, Inc to trim, prune and/or reshape several trees on the property including six Coconut trees, two Royal Poinciana trees, one Fiddle Wood tree, three Autograph trees, four Hong Kong Orchid trees and nine Brassaia trees.
- The 2024 Cash Operating Budget and Reserve Study was approved.
- The 2024 Annual Meeting will be held on Thursday, March 14, 2024 at St. John Lutheran Church, 1004 Kailua Road, Kailua, HI. Registration will begin at 6:00 pm and the meeting will be called to order at 6:30 pm.

## CONTACT INFO

Resident Manager

Warren Ford

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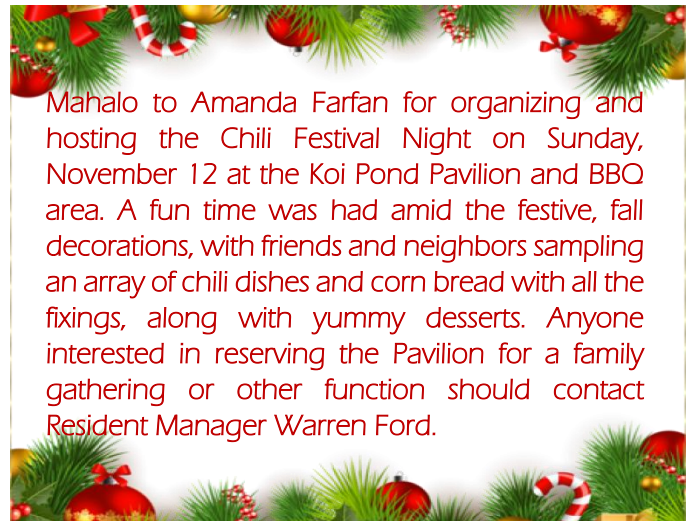
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Property Manager

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Mahalo to Amanda Farfan for organizing and hosting the Chili Festival Night on Sunday, November 12 at the Koi Pond Pavilion and BBQ area. A fun time was had amid the festive, fall decorations, with friends and neighbors sampling an array of chili dishes and corn bread with all the fixings, along with yummy desserts. Anyone interested in reserving the Pavilion for a family gathering or other function should contact Resident Manager Warren Ford.

## BOARD OF DIRECTORS 2023-2024

Johnny Farfan, President ~ Rose Kauina, Vice President ~ Darrell Beckmeier, Treasurer ~ Kirby-Lee Garbett, Secretary  
Directors: Marion Douglas ~ Anna Moody ~ Judith Stilgenbauer

*Your concerns or suggestions requiring Board action are welcomed and can be submitted in writing one week prior to the Board meetings, by sending to our Property Manager.*

Resident Manager Warren Ford reports that he has given out three citations in the last couple of months to residents for failing to clean up after their pets had an “accident” in the elevator lobby areas. In addition, there have been reports of the same behavior in upper story walkways, where the pet owner was unidentified. This is unacceptable behavior. Dog waste is toxic. It contains viruses, bacteria and parasites which can cause disease. Per House Rule Paragraph 6.10, “An animal owner is responsible for cleaning up after the animal. Failure to clean up after an animal will result in a fine of no less than \$250. A second incidence will result in a fine of no less than \$500. The Board, in its discretion, may order an animal removed from the property upon determination that an Owner has failed to clean up after an animal or has otherwise violated this Part, for a second time.” This rule applies not only to the elevator lobbies but to any common area, including the grassy areas. Should the problem persist, the Board may consider pet DNA services which match waste to offending pets and can identify less conscientious pet owners who fail to clean up after their pets.



### HAWAII CONDO FEES

Hawaii’s high costs of living are obvious and that is reflected in HOA fees in Hawaii. Hawaii’s HOA fees are among the highest in the nation-second only to New York. The average HOA fee in Hawaii statewide in 2021 was \$762 a month, according to a study by Cinch Home Services, a national home warranty provider. That’s compared to the overall U.S. average of \$286 and about \$37 per month in West Virginia, the least expensive state. Experts cite insurance, as one of the biggest expenses. Hurricane and flood risk mean high premiums here, plus a relatively small market means a small pool for spreading the risk. Another extra price we pay for living in Hawaii Nei.

**FAQ** Who is responsible for repairs or replacement of a unit’s windows and doors, including lanai sliding doors?

There are two kinds of windows and/or doors in a unit; those located on the perimeter walls of the apartments and those (including lanai sliding doors) located between the living room, some primary bedrooms and the apartment owner’s lanai. Article V. Section 2 of the Second Restatement of By-Laws of the AOA of Poinciana Manor state an owner is responsible for repairing and maintaining the apartment including “any appurtenant patios, storage and privacy areas”. Because the lanai sliding doors connect the interior of the apartment with the lanai, which is part of the apartment, the lanai doors are interior doors and are the owners’ responsibility to replace and maintain. Hawaii Revised Statutes Sections 514B-35, states that when the declaration is silent, as it is here, the exterior windows and doors of an apartment should be considered limited common elements. As such, the exterior windows and front entry doors, as limited common elements are part of the common elements, and the Association is responsible for their repair and replacement.

### UPCOMING EVENTS

Honolulu City Lights 2023 opening night is set for Saturday, December 2 with the official tree lighting, featuring a 50-foot holiday tree, on the front lawn of Honolulu Hale starting at 5:30 pm with lights to light up at 6 pm. The opening night will be filled with fun festivities for the whole family to enjoy including food booths, keiki rides, holiday decorations and lights throughout downtown Honolulu and King and Punchbowl Streets.

Closer to home, our staff is in the process of installing holiday lights on the grounds, to create a festive holiday atmosphere for all to enjoy.

Also, skip the mall and “Shop Small” at Kailua Town’s “Holiday Sip & Shop” event, taking place Thursday, December 7 from 4:30-7:30pm. More than 20 shops will welcome holiday shoppers with festive treats and sips, live entertainment and exclusive “Sip & Shop Pricing”. To start your “Sip & Shop” evening, grab an event passport at the Lau Hala Shops Lobby (by the UFC gym entrance).

