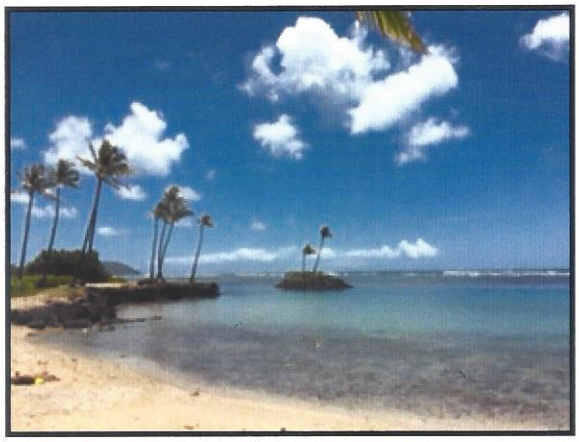


# KAHALA BEACH NEWSLETTER

## JANUARY 2017

### IMPORTANT MESSAGE FROM YOUR BOARD OF DIRECTORS

By now, all owners should have received the letter dated December 15, 2016 from Tim Thompson, recently elected President of your Board of Directors, along with a short questionnaire concerning lease rent renegotiations for the remaining 10-year lease period from July 16, 2017 to July 15, 2027. Please note the letter incorrectly states the expiration date of the final 10-year lease period as being July 15, 2017.

If you didn't receive the letter and accompanying questionnaire mailed to all owners well over a month ago, please contact Jenny Quiseng in the office at 808-732-5233 right away and she'll get you a copy of both as soon as possible. Responses from those owners who previously submitted their answers have already been compiled so you don't have to worry about completing the questionnaire at this time.

The confidential answers to the questionnaire have already provided important information to the Lease Negotiating Committee. The members include owners, Karen Hong and Patricia Vonarb, as well as Board members, Vice President Wallace Ching (Committee Chair), Jim Fox, Bob Hastings and President Tim Thompson. Their task is to prepare for and conduct the lease rent negotiations with the Bishop Estate/Kamehameha Schools in the coming months.

Kenneth R. Kupchak, senior partner of the Honolulu Law Firm of Damon Key Leong Kupchak Hastert, has been retained by the board to work closely with the Lease Negotiating Committee. Due to the highly sensitive nature of the lease rent renegotiations, all information will remain confidential until Mr. Kupchak advises the Board what information can be shared and when, with you and all other owners.

Mr. Kupchak and his colleagues will be dealing exclusively with the Lease Negotiating Committee and the Board of Directors on all matters pertaining to the lease rent renegotiations so owners should refrain from contacting his law firm.

The Board also urges you to provide Jenny at Kahalabeach@hawaiiantel.net or Ed Robinson of Hawaiiana Management Company at erobinson@hmcmgt.com with your email address to facilitate future communications, if you haven't done so already.

*The Kahala Beach Newsletter is published quarterly with the help of not only owners, but long-term renters. If you would like to submit your ideas, items, letters or photos for consideration for future issues contact us at* ***4999newsletters@gmail.com*** *Mahalo.*

# MESSAGE FROM THE MANAGER

## Completed projects:

Our Kahala Beach website has been updated and includes a section for special events.

The website is kahalabeachapts.com

Two diseased trees, deemed unstable by arborist, were cut down.

## Work in progress:

Lines between garage stalls are being repainted.

The Building and Grounds Committee is reviewing policies for electric vehicles.

This past month a Power Shaver was installed at Kahala Beach. The Power Shaver is a proven means to reduce electrical energy consumption and supports our efforts to keep our electric bills down. The Power Shaver is a solid state, power conditioning device which reduces the electrical energy that must be supplied by the utility company to operate electrical loads. The benefits derived from the Power Shaver are improved equipment reliability and reduced life cycle maintenance, repair and replacement costs. Most importantly the Power Shaver is a real "power saver."

## Future Projects:

We are looking into refurbishing the poolside deck.

## EDITORS' NOTE

This year starts the third year of the publication of the Newsletter for the Kahala Beach. Some of our volunteers live here year round while others contribute when they arrive back here. The Newsletter would like to include other residents to join in the effort to keep you apprised of what is happening here. Please write to 4999Newsletters@gmail.com to join us or call 735-7730.

The Kahala Beach has had its face lifted, botoxed, painted and refurbished during the year of 2016. This complex is surely the most beautiful on the south side of Oahu and the owners and renters take great pride in its elegance. We offer a hearty welcome to the new board members Tuan Nguyen and Bob Hastings and congratulations to newly elected Board President, Tim Thompson. We have great hopes that we will continue to live here well into the future.

We would like to thank all those who have contributed to our events for having made them so memorable.

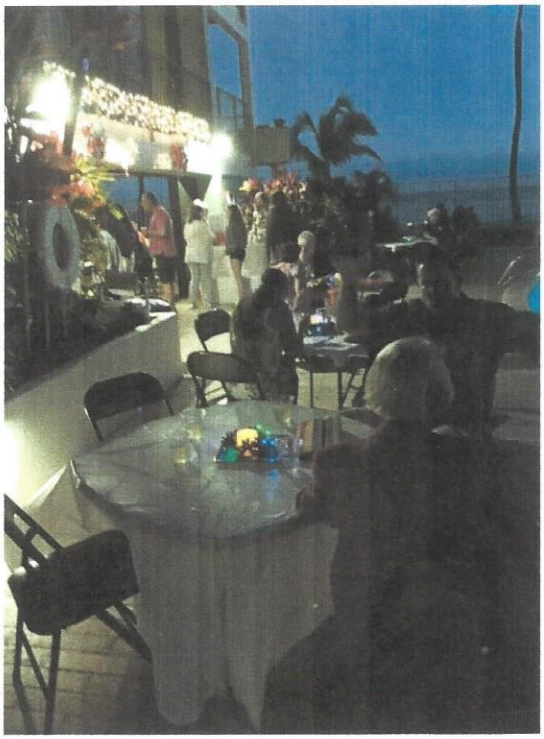
President Tim Thompson is holding a Questions and Answers Forum for Owners of Kahala Beach Apartments to be held in the Library on Thursday, 2/16 at 5 PM.

## Familiar Faces

Michael Andres has worked here since 2008. He primarily tends the fish pond.

Eric Bierschwale, who knows the inside workings of Kahala Beach, has been here for 33 years.

## Holiday Dinner Dance



IT WAS A BEAUTIFUL WAY TO CLOSE THE YEAR 2016

Mother Nature cooperated and gave us clear skies and a balmy evening.
After a sumptuous buffet, there was dancing under the stars.

## Potluck Party

One of the recent planned events was the Asian/Pacific Potluck Party. This was a new idea, to have all those residents of Asian/Pacific background cook the dinner for the party. We all sat with fingers crossed to see how many would attend. It reached numbers not anticipated; nearly 95 people. The compliments abounded for all the marvelous cooks who participated. "Never saw such wonderful food, with so much variety and so beautifully presented. The buffet table was a sight to behold." Plans are underway to hold the event every January.

## Upcoming Events

Auction

Casino Night

Movie Night

Gallery Night

## Hi Neighbor

Lorraine Rezents (pictured here with Barbara Bronster) is a lifetime Hawaii resident. She moved from Niu Valley four years ago. Lorraine misses the hours that she spent gardening at her Niu Valley home but appreciates our beautiful gardens and sociability of our parties and the morning stretch class.

Kahala Beach during the year 2016

FITNESS GROUP

ALL WELCOME MWF 8:30AM

RESIDENTS-NO CHARGE

KAHALA GYM

## Shopping Carts

Everyone appreciates the availability of using shopping carts, so please return them to the garage as soon as you are finished so they can be used by others.

## Board of Directors

Tim Thompson — President
Wallace Ching— Vice President (wc37kba@gmail.com)
Robert Scott — Secretary
Chris Dix — Treasurer
Robert Dupire-Nelson
Robert Hastings
Herk Hochauser
Jim Fox
Tuan Nguyen

オーナー、テナントの皆様
英語の解釈でお困りの時は
御遠慮なくメールください

tomomiarikawa@gmail.com

**Manager —Jenny Randolph-Quiseng (808) 732-5233**

**Security/Lost & Found (808) 739-6085**

**Police/Fire 911**