



# Hale Kulanui

2740 Kuilei Street  
Honolulu, HI  
96826

July 2017

## Newsletter

### AOAO Board of Directors

**President:** Rosemary Schwitters  
**Vice-President:** Bill Stempel  
**Treas:** Jane Verdugo    **Sec:** Rowena Yee  
**Directors:** Suzanne Keyser, Yaree Alipour  
Ann Shinsato, Roy Miura, Lue Zimmelman

### Management

Property Mgr:	Anastasia Arao-Tagayuna	566-4100
Site Manager:	Michael Krystoff	941-8837
Maintenance:	Gil Orsino	391-3948
Custodian:	Robert Blackmon	386-0345

## President's Message

NK Management has been contracted by the Board of Directors to provide site management for our Hale Kulanui community of residents.

The Board made this decision with due diligence in considering the residents' concerns for experienced and qualified managerial staff, direct accountability, 24/7 emergency and after hours immediate contact response, and cost-effectiveness.

NK Management has an impressive background of knowledge in building management and maintenance. The staff are educated and trained in specialty areas ranging from experience in property management, site management, security industry, business administration, human resource management, customer service and web design.

In their interim status of the past two months, the staff has organized the office and administrative records with easily accessible files to obtain immediate follow up services of our current vendors and their contractual obligations to monitor regularly scheduled maintenance. They have been responsive to residents' questions and concerns and assisting in a timely manner with requests. They are also proactive and have offered suggestions and ideas for our security and safety such as working effectively in quickly obtaining several proposals for the garage gate to the second and third floor parking levels and soliciting key fob access to the trash room.

If you have not had the opportunity to meet the NK Management team, please do so. Currently, Michael Krystoff is on site daily per work schedule, including a half day on Saturdays. Mark Aronson, who has extensive background in the field of security protection, is a support staff member, so there will always be a site manager present and available who is familiar with the daily routine. Mano Nguyen is owner and general manager of NK Management and he personally works with his team on site to develop trust and a close association with owners, tenants, and the Board in addressing their current needs effectively.

Board President: *Rosemary Schwitters*



## Updated Website

Please take a few minutes to visit the Hale Kulanui Website at [www.halekulanui.com](http://www.halekulanui.com). Register as an owner or tenant. Use the "Contact Us" section to send us a message with feedback. We look forward to hearing from you.

## Friendly Reminder of the House Rules

### House Rules, Article III GENERAL

**Section 1. Noise.** Please show respect for your neighbors. No owner, occupant or invitee shall make or permit unreasonable noise, disturbance, or conduct that may annoy or interfere with the rights, comforts, and convenience of anyone at Hale Kulanui. Quiet Time shall be between 10pm – 7am, Sunday – Thursday and between 12am midnight to 7am on Friday and Saturday.

**Section 8. Contractor/Repair Services.** There will be no construction or repairs by owners, tenants, or vendors on the premises before 7am or later than 5pm Mondays through Saturdays. Absolutely no work shall be done on Sundays or State Holidays.

Please be mindful and respectful to your neighbors. Any questions or concerns may be directed to the Site Manager's office.

Mahalo,  
Michael Krystoff  
Site Manager  
[halekulaa001@hawaii.rr.com](mailto:halekulaa001@hawaii.rr.com)  
941-8837 Office  
687-1010 For Emergencies Only

## Reminders regarding the Pipe Retrofit Project

During the span of the Pipe Retrofit Project there will be many things to keep in mind, from the financing to what will be taking place in each unit. Here are a few important things to keep in mind throughout the project:

- Work will be conducted weekdays between the hours of 8:00 a.m to 6:00 p.m.
- At least two weeks prior to work beginning in each unit, SageWater Project Managers will schedule an appointment with each unit resident to complete a walk through and explain thoroughly all events taking place in your unit.
- The very first day of the project is the only day residents will not be allowed to remain inside their unit. Please make alternative sleeping arrangements in a “worst case scenario” where your unit is not cleared for re-entry due to the asbestos abatement work taking place.
- During construction pets are allowed in unit as long as they are locked up in the non-work areas and there is a notice on the door.
- You may not use the plumbing system in your unit while the improvements are being performed in your stack.
- You must inform SageWater Project Managers in advance of any resident medical conditions.
- You have two options to provide access to your apartment in order to allow SageWater to perform this important project:
  - **Option 1:** You or your agent/resident (must be an Adult) must be present in your unit to allow SageWater workers entry at all times, from the first day of scheduled work in your unit, until the work is fully complete; entry must be available and provided multiple times each day, from 8:00am until 6:00pm.
  - **Option 2:** Provide a key directly to SageWater’s management (and security alarm pass code if applicable), to your unit at least one business day prior to scheduled commencement of work in your unit. SageWater will knock loudly before entering, and once the front door is open, they will loudly announce their presence in the unit. Kindly note that the AOA shall not be responsible for any claims related to SageWater’s possession of your key.
    - **NOTE:** *It is your responsibility to afford SageWater staff access to your unit at all times (8:00am until 6:00pm) necessary to perform the work of this project. If you fail to do so, you will be liable for the delay fees due to unit access.*
- For your convenience, SageWater will move non-fragile, non-antique furniture weighing less than 100 pounds, once you have removed the personal items from the furniture, and we will reset it after completion.

**SAGEWATER:** Tremayne Hanson - Project Manager - Cell: (808) 208-0211 - [thanson@sagewater.com](mailto:thanson@sagewater.com)

**BERGEMAN PROJECT GROUP:** Dennis Olmstead - Project Manager - Office: (808) 440-0946 [dennis@bergemangroup.com](mailto:dennis@bergemangroup.com)

Please join us at our next [Board of Directors Meeting](#)  
on July 18, 2017 at 6:30 pm.

### [Owners' Forum](#)

**In order to be sure that everyone has a chance to speak, each speaker is limited to a maximum of two minutes.**

**This is to ensure Board business is accomplished in a timely manner.**

**Topics taking longer than two minutes to present should be submitted in writing one week prior to the meeting for Board review/consideration.**

Welcome back *Robert*, Good to see you again.  
Thanks *Gil* for juggling and taking care of us!

If you wish to receive future issues of the Hale Kulanui Newsletter by email, please send your email address to: [halekulaa001@hawaii.rr.com](mailto:halekulaa001@hawaii.rr.com)

