



Atkinson Towers

Quarterly Newsletter

Winter 2005-2006

Editors: Bobbie Jennings, Jake Moore

From The Editors

You are reading communiqué number one. The Atkinson Towers stockholders and residents have voiced their wishes to have more information on the goings-on in our community. Hopefully this newsletter will serve that purpose.

Please send your questions, comments, and suggestions regarding the newsletter to the editors by US Mail or via email at the following address:

ATNews@att.net



Or you may hand carry your notes to
Apartment #1004

If you would like to volunteer to help produce the newsletter (preparation or delivery), please let us know.

Suggested topics for the newsletter include:

- Updates on important Association Issues
- Review/Reminder of House Rules
- Building maintenance updates
- Money-saving tips/suggestions
- Other items which may be relevant to the Atkinson Tower community

Your suggestions are welcome.

End-Of-Year Board Meeting Updates

Conversion from Co-op to Condo:

The Board is awaiting final approval by the City/County Building Department. No specific time frame is available as of this writing. At that point, all of our documents will be presented to our attorney for changes and updates. Again, no time frame is available yet. By attending the monthly Board meeting you will be kept updated.

It has been suggested by Chair Atabaki that those still paying off their loan (lease to fee payment) either make a final payment to Atkinson before the end of 2005 or else take out a personal loan.

Major Projects:

Walkways will be repainted soon.

A major roof repair project is next on the list.

The replacement of kitchen windows has been put on hold until roofing costs and condo conversion costs have been established.

The December 19, 2005 Board meeting will discuss in detail the 2006 budget, at which time any increase in maintenance fees will be finalized.

The time and place for the board meeting is listed on Page 4.

Apartment Upkeep

Smoke Alarm Testing Time Again

Every six months it is important to make sure your smoke alarm battery is still charged.

The alarm is located above your bathroom door. To test, press the button *and hold* for a moment, and the alarm should sound. If not, ask the Office for a new battery. If at any time you hear a shrill chirp, it means you need a new battery.

Sprucing up for the Holidays

- Cleaning the front door: Use only one thing—mineral oil, found at any pharmacy. First wipe down the door with a damp cloth. Dry the surface and apply mineral oil liberally with a clean cloth. Wipe off the excess oil. Remember to put a towel or paper under the door to catch any oil which may drip. It stains the walkway.
- Don't forget to clean the windows along the walkway, inside and out.
- To save money—and our aging pipes—clean your drains **weekly** with an inexpensive and pipe-preserving formula: ¼ cup baking soda mixed with ¼ cup salt. Pack the mixture into the drain. Follow with one cup vinegar. Don't mix beforehand. Then, five minutes later, pour a potful of boiling water down the drain. It will cleanse the pipes and keep them intact for years to come. *The use of "plumbers snakes" and strong chemicals are detrimental to our pipes.*
- A Water Vac is available from the Office for accumulated water from rain or a leak.

Money-Saving Ideas for Water & Electricity

- 1) Wash clothes in cold water
- 2) Use fans, not air conditioners when the weather is warm
- 3) Use less water for shower (wet down—turn of water—soap up—rinse off).
- 4) Don't run the water while brushing teeth, shaving, or washing your face

House Rules Review

To remind our residents about a few items:

1. Use of stairwell doors for admitting friends is absolutely forbidden.
 2. Lanais and the lanai railings are not to be used as a place to hang laundry.
 3. If you haven't already done so, all renters, owners, and long-term house guests are to fill out Emergency Information Forms, found at the Office.
 4. No visitor parking is provided; so in advance of a guest or service person, ask the Office for an available temporary space.
 5. Do not let into the building anyone who does not have a key.
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Special Notice

- Christmas tree disposal: After January 5 place your tied-up tree in the corner of the parking lot, Eva end, between stalls 7 & 8.
- We need a volunteer with an SUV or pickup truck to haul our Christmas trees to the Geenery refuse dump in early January. Our refuse company will not accept them; the City/County will not accept them



What To Do With Stuff (That Should NEVER Be Dropped Down Trash Chutes)

Newspapers, Aluminum Cans, Glass Bottles	Carry down to the recycling bins located beside the Eva garbage dumpster
Cardboard Boxes	Break down flat and leave beside the Eva garbage dumpster
Bulk Items	Appliances, mattresses, furniture are not to be placed by the dumpster. On Friday (only), arrange for the Maintenance Manager to unlock the back gate in the parking lot and carry those items out to the curb.
Construction Materials	Must be removed from the property by the contractor or unit owner. Do NOT leave by the dumpsters or drop in the trash chute.
Cell Phones/Pagers	VolunteerHawaii.org; Goodwill; Salvation Army; Assistance League of Hawai'i; The Leukemia & Lymphoma Society
Computers	VolunteerHawaii.org (536-1951); Salvation Army; Assistance League of Hawai'i; Hawai'i Computers for Kids; Hawai'i Computer Recycling
TVs, DVDs, VCRs	VolunteerHawaii.org; Salvation Army; Savers; Goodwill (for small TVs); Assistance League of Hawai'i (table top TVs only)

Your Bulletin Board

<ul style="list-style-type: none"> • Sell household items • Ask for needed items • Rent a parking stall 	<ul style="list-style-type: none"> • Ask for a parking stall • Advertise lost & found items
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Place your 5"x 7" card under Bobbie Jennings doormat (Unit #1004) and she will post the notice on the board in the lobby opposite the elevator.

Events Calendar

There will be no holiday party this year due to lack of interest. At the November Board meeting, Bobbie asked the audience if they wanted a Christmas party. No one spoke in favor of it; consequently, no party this year. If you'd like to step forward to help decorate the lobby, please let us know.

The following events will take place in the Ala Moana/Waikiki area and may impact traffic patterns in our neighborhood:

December 10 – PARADE OF BOATS will pass Magic Island after dark.

December 13 – HONOLULU MARATHON - Ala Moana Park through Waikiki to Hawaii Kai and back to Kapiolani Park – streets will be closed in AM.

December 22 - Atkinson Towers will be serenaded by the **Waikiki Yacht Club carolers** on the Ala Wai Canal after dark.

January 16- DR. MARTIN LUTHER KING JR. DAY PARADE - Ala Moana Park to Ala Moana Blvd., to Kalakaua Ave., to Monsarrat Ave., end at Waikiki Shell Parking Lot in Kapiolani Park – streets will be closed in AM.

January 28 - SANTO NINO PARADE start sat Ft. DeRussy, to Kalakaua Ave., to Monsarrat Ave., end at Waikiki Shell Parking Lot in Queen Kapiolani Park – streets will be closed in evening.

**Current Atkinson Towers, Inc.
Officers and Board of Directors**

Corporation:

President: Mike Polovcin
Vice President: Bob Fahl
Secretary: Bobbie Jennings
Treasurer: Jim Ennis

Board of Directors:

Chair: Ramin Atabaki
Vice Chair: Bob Fahl
Secretary Bobbie Jennings
Treasurer: Jim Ennis
Members: Marvin Haskett, Peter Hoffman,
Jack Morgan, Mike Polovcin, Norm Smith
Alternate: Jeanne McNeil

Certified Management: Alan Takumi

Tel: (808) 837-5239
Fax: (808) 839-9430
Email: alan@certifiedhawaii.com

Office Hours

Mon, Tues, Thurs, Fri: 9:00-10:00am and
3:00-4:00pm
Wed: 9:00-11:00am
Sat: 8:00-10:00am

Office Phone

(808) 946-7442

Office email

atkinsontowers@verizon.net

Other Useful Numbers:

Fire, HPD, Ambulance.....911
Hawaiian Electric Company....548-7961
Poison Center.....941-4411
Telephone Repair.....611
Hawaiian Telecom.....643-3343
Spouse Abuse.....841-0822
Building Permits.....527-6743
Mediation Center.....521-6767

PLEASE JOIN US AT OUR MONTHLY BOARD MEETINGS

Date: 3rd Monday of each month

Time: 7:00pm

Place: Lobby

To receive monthly Minutes and Agendas
via email, call Certified Management (808-
837-5239)

For a printed copy call Bobbie Jennings,
Secretary (808-946-8661)

ATKINSON TOWERS

Secretary Jennings
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Honolulu, HI 96814-4712