

La Casa

December 2005

MANAGER

The Board of Directors was disappointed to receive the resignation of the Resident Manager, Michael Abrams, at the last monthly meeting. Mike has been the Resident Manager for the last several years and has done a superb job.

We were very fortunate to find a good replacement in a very short period of time. Anthony Mendez has recently taken over the duties of the Resident Manager and has made a good impression by jumping right into a number of projects. He will be moving into the building just after the start of the new year.

Please welcome Anthony when you see him working around the building.

WINDOW WASHING

The Board of Directors has recently adopted a policy to help keep the building looking better. All residents will be required to clean the louvered windows facing onto the walk way. If they are not kept clean, the Resident Manager is authorized to clean them and a fee of \$35 will be assessed to the owner of the apartment.

HOLIDAY NOTES

On behalf of the Board of Directors and Management Team of La Casa, we wish you a festive and happy holiday season.

If you are planning a party, please remember to respect your neighbors with regard to noise.



Also, you are reminded that fireworks are not allowed anywhere on La Casa property.

MEETINGS

The next meeting of the Board of Directors is scheduled for 9 a.m. on January 10, 2006.

The Annual Association meeting has been scheduled for 6 p.m. on March 14, 2006 in the conference rooms of Hawaiiana Management Co. If you have any interest in the management and operation of the building, this will be your chance to get involved.



MAINTENANCE FEES EXPLAINED

The governing documents of La Casa require the Board of Directors to adopt a budget every year. The operating budget covers all the many functions of the Association including maintenance of the building and common areas, security, tools and supplies, utilities, office expenses, legal and professional fees, and payroll. Also included in the operating budget is an amount to be set aside in reserve for non-recurring or unusual capital expenses.



The budget process gets underway in July with a review of the financial performance of the preceding twelve-months. By November the process is completed. The total of the projected expenses is then divided by the number of apartments in the building and the resulting amount is assessed as the 'Maintenance Assessment' for the next year.

Your monthly payments are due on the 1st day of each month. They are late on the 2nd day of the month, but the Association doesn't assess a late-fee unless the payment is received after the 15th day of the month.

La Casa

December 2005

Owners receive payment coupons or may enroll in the Surepay Program, in which the owner simply authorizes the bank to transfer the payment directly to the management company.

Unpaid maintenance fees constitute an automatic lien against the property, whether recorded or not. Hawaiiana Management sends a delinquency letter to any owner who misses a payment. If the owner does not pay in the specified response time, a second delinquency letter is sent. If a third letter is required, the matter is sent to the Association's attorney to initiate a legal collection and foreclosure proceeding.

La Casa is fortunate that there are very few members with delinquent balances.

BULK TRASH

The City & County Trash Collection people come around every Saturday to pick up large items that don't fit in the regular trash. Things like furniture, appliances, large boxes, lumber etc. should be left on the curb on Kalaimoku Street – not on the La Casa grounds. Items should be placed by 6 a.m. on Saturday for same day removal.

INSURANCE

Many condo owners actually rely on the association's master policy to cover any loss or liability that arises. They do not realize there is NO coverage under the master policy for personal property, unit improvements or personal liability situations.

The Association's Property Insurance will generally cover an owner's unit only to the extent of the original "as built" components. The master insurance policy will pay to return your unit fixtures, wall and floor coverings to the same quality as when it was originally sold. The "as built condition" may be of significantly lower quality than the current condition of your wall covering, flooring, cabinets, countertops and fixtures. In addition, expensive area rugs or other personal property will not be covered at all by the master policy.

Liability insurance is another area where an owner may find himself or herself without any coverage through the master policy. Liability insurance protects you in case of damage or injuries that occur in or on your apartment. If a visitor is injured in or on your premises, your liability coverage will also provide for their medical expenses.

All condominium owners should purchase an HO-6, or Condominium Owner's Insurance Policy. It is one of the least expensive types of coverage you can buy.



CONTACTS

BOARD OF DIRECTORS

S. Lotenschein: President
W. Flood: Vice-President
W. Wells: Treasurer
John Gomez: Secretary
J. Merrill: Director

RESIDENT MANAGER

Anthony Mendez: 926-1406

HAWAIIANA TEAM

Allen Wilson: Property Mgr.
593-6877
Trudy Benigno: Admin. Asst.
593-6864
Adrienne Saffery: Acct.
593-6377

