



## IMPORTANT REMINDER

Newsletters will only be posted on the website. Please become familiar with the site. The site has a tab titled "NEWSLETTER" and newsletters & updates relating to the building can be found there.

## BOOKMARK OUR SITE:

[www.alohalanicondos.com](http://www.alohalanicondos.com)



## Maintenance Fee Increases

Owners,

We appreciate that the significant increase in maintenance fees this year may come as a surprise and cause hardship. As you will read below, it is due to a dramatic increase in our insurance costs. While this was not something we could have reasonably predicted or projected, we want to **put you on notice** that we have learned that another significant increase is likely for next year.

Our insurance agent, Sue Savio, attended our last board meeting and gave us background information about the substantial insurance cost increases.

We learned we should expect another significant increase (~20% or more) next year. Natural disasters such as the Maui fires, Florida hurricanes, California fires, catastrophic floods, that have plagued the country in the last few years have depleted insurance reserves and mandated the increase on all insurance costs. Many of these disasters have resulted in loss of life in addition to property damage. As you can imagine, it is very difficult to put a price tag on loss of life. These tragedies created insurance payouts significantly higher than just property damage settlements. Insurance companies look at their entire spectrum of insured properties throughout their portfolio to determine the cost of insurance premiums. Aloha Lani, along with other Hawaiian associations, bears an additional burden because a limited number of insurance carriers are willing to provide insurance to our market in Hawaii.

Aloha Lani is legally bound to carry certain levels of insurance. Due to the above, Aloha Lani, along with every other condominium and household in the United States, is faced with increased insurance costs this year, and likely the next couple of years. Our higher insurance premiums increased the maintenance fees this year. The probable insurance increases next year will result in another maintenance fee increase. We hate to be the bearer of bad news, but we need to pass this information on, so that you can prepare for likely increases next year.

Insurance premiums are one cost we must bear in full and pass on to homeowners. The board constantly reviews and balances the mandated costs (insurance, labor, utilities) with our other costs (maintenance, improvements). We make decisions based on what must be handled currently and what can be deferred. (Note: The problem with deferring maintenance is that this also results in drastic increased maintenance fees if things are not dealt with properly – We have seen this in the last 10 years.) Please know that safety is first and foremost and that issues that arise that compromise the safety of the building take priority. Please also see and review the fire safety article that follows.

—Board of Directors



## Fire Safety

Fire safety is a crucial aspect of living in a condo. Here are some tips to help you prevent fires in your condo:

**Install smoke alarms and detectors:** Make sure you have smoke alarms installed in your condo and test them regularly to ensure they are working properly. Smoke alarms can alert you to a fire and give you time to evacuate.

**Avoid smoking indoors:** Smoking is one of the leading causes of fires in condos. If you must smoke, do it outside and use deep, sturdy ashtrays to dispose of cigarette butts. Flicking your cigarette out your window is very dangerous.

**Be careful when cooking:** Cooking is another common cause of fires in homes. Always stay in the kitchen when cooking and avoid wearing loose clothing that can catch fire. Also, never leave your stove unattended.

**Be mindful of electrical appliances:** Overloaded electrical outlets and faulty wiring can cause fires. Make sure your electrical appliances are in good working order and avoid overloading outlets.

**Have an escape plan:** In case of a fire, it's important to have an escape plan. Make sure everyone in your household knows how to get out of the condo quickly and safely.

**Keep flammable materials away from heat sources:** Flammable materials such as curtains, paper, and cleaning supplies should be kept away from heat sources such as stoves, heaters, and light bulbs.

**Be prepared:** Keep a fire extinguisher in your condo and know how to use it. Also, make sure you have a first aid kit on hand in case of injuries.

**Charging electric bikes and scooters:** charging an electric bike and scooter in a condo is very dangerous and a leading cause of fires in condos. The lithium-ion cells undergo a process called thermal runaway, which results in a sharp increase of battery cell temperature and pressure, accompanied by the release of flammable gas. The flammable gas can ignite from the battery's high temperature, resulting in a quick fire that's hard to put out and emits toxic fumes.



## Kim's Corner

Just a friendly Reminder.....

1. No slippers, shoes, or household items can be placed outside of your front door.
2. Please be sure to avoid your trash drippings from staining the walkways. Double bag your trash.
3. Please be sure to lock your front doors at all times. Even if you are in a secured building, it's good practice to remember that your front door needs to be locked.
4. Speeding in the garages is prohibited at all times. Let's practice safe driving and follow the speed limit posted and turn on your headlights. Please help us keep everyone safe by following posted signs.

**Spooktacular**

Come and join us for a fun-filled evening on Tuesday, October 24, 2023, from 5pm-9pm. There will be a costume contest, games, dancing, and do not forget to bring a dish for the potluck.

*Aloha Lani Management*

HAPPY HALLOWEEN