

ALOHA LANI NEWSLETTER



2024 | ISSUE #1

INTRODUCTION

Aloha everyone!

We hope that you had a wonderful holiday season and that your year is off to a great start. Please read on for a few updates; and remember to visit our website www.alohalanicondos.com to do things like read current and past newsletters, see other pertinent updates, send information to key contacts, and access important documents and forms.

~ We currently have an **opening on the Board of Directors** and we're looking to fill that spot with a unit owner that is ready to be actively involved. If you'd like to be considered, please submit your statement of interest (up to one page) by email to our property manager, Keven Whalen, at keven@touchstoneproperties-hawaii.com no later than **Thursday, February 29th**. Our goal is to appoint the new director at March's board meeting.

~ See the Staff Spotlight section of this newsletter for information regarding the newest member of the staff.

~ An update regarding the pool was recently posted on the lobby bulletin board — please review the update if you haven't already done so.

Because some aspects of the pool situation, as well as other projects and topics, are for "owners only" we are unable to list updates here or on our website as those channels are accessible to the general public.

Please attend board of director meetings for the latest information. We are currently exploring the option of sending owner updates via email. If you're interested in receiving email updates in the future please ensure the management team has your email on file.

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NEWSLETTER INFORMATION

Newsletters are only published online on the Aloha Lani website: www.alohalanicondos.com

When the Board has updates to share with owners between Newsletters, those updates will be published on the "Newsletters & Updates" section of the site and posted on the bulletin board in the lobby.



SAFETY & CRIME



Everyone's safety and security should always be top of mind, whether that's while you're on property or out enjoying island life. While we occasionally print safety reminders, due to a recent string of crimes the Honolulu Police Department has been emphasizing the importance of being aware of surroundings and being cautious.

Below is a chart they recently published with crime statistics for District 6 (Waikiki peninsula area) in the fourth quarter of 2023. While the local area saw a decrease in overall incidences in the last three months of the year, they still encourage everyone to be vigilant.

HPD also hosts a series of events to keep the community informed and engaged. Visit their website to learn more, including dates of citizen patrols in different areas of Waikiki as well as meeting dates of the Waikiki Neighborhood Board (next meeting: March 12th).

DISTRICT 6 CRIME STATISTICS			
REPORTED INCIDENT			
OFFENSES	October 2023	November 2023	December 2023
ASSAULT	32	38	33
BURGLARY	16	9	7
DRUGS / LIQUOR	15	11	12
DUI	20	21	18
CRIMINAL PROPERTY DAMAGE	22	25	24
ROBBERY	7	10	1
THEFT**	154	145	110
CAR BREAK-IN (UEMV)	24	22	14
TOTAL CALLS FOR SERVICE	3,390	3,300	2,845

**Statistics under the category of "Theft" reflect the following incidents: Beach Theft, Purse Snatch, Shoplifting, Pickpocket, Theft from Building, Theft of Vehicle, Theft of Bicycle, Other Thefts

Additional statistical information can be found on the HPD public website at www.honolulu.hpd.org.

JOIN THE BOARD OF DIRECTORS!

Submit your one-page statement of interest **by Thursday, February 29th** to our property manager, Keven Whalen, at keven@touchstoneproperties-hawaii.com

MANAGEMENT REMINDERS

Thank you for everything you do to ensure a positive living experience for all. Below are a few reminders based on things we are seeing or hearing.

- ◆ Review house rules periodically to ensure you and your guests are familiar with our policies.
- ◆ Do not walk through garage B to enter/exit via the rollup gate leading to Aloha Dr. For your safety, please use the pedestrian gate and be careful when crossing the area in front of the main door.
- ◆ Exercise caution when leaving your unit to ensure you have your keys and that nothing that can be a fire hazard is left on the stove, plugged in, or powered on. To help with lockouts consider giving a spare key to a friend in the building or to management for emergency use.
- ◆ Help prevent clogs in our pipes by not flushing personal bath wipes. Toss wipes in the trash instead.
- ◆ Keep the garages from being unsightly by covering inoperable vehicles and not storing personal items in stalls (other than bikes and/or mopeds).
- ◆ Remember to take bulky items, bottles/breakable items, etc to the trash bins on the ground level. Do not use the trash chute or leave these types of items in the trash rooms.



STAFF SPOTLIGHT

Join us in welcoming the newest addition to the staff — our new operations manager, **Antonio “Mana” Giraldi**.



He joined the team on January 29th and has been working diligently to get to know the ins and outs of our building and operations, as well as meeting residents, guests, and owners.

Mana was born and raised here in Honolulu and has been in the business since 1991. He has experience as a residential manager and has managed individual buildings in addition to a portfolio of more than 10 properties. Mana has built a reputation around effectively managing projects, focusing on quality control, implementing cost savings measures including energy efficiency upgrades, managing expenses, building teams, and training other managers.

When he’s not taking care of things here at Aloha Lani you might find him enjoying the area, reading, or partaking in a variety of physically fitness activities. He lives here in the building so don’t be surprised if you see him around a lot.

As operations manager, Mana will be partnering with Kim in all activities related to the day-to-day functions of the property, which includes supervising the staff, oversight of vendors, rules enforcement, facilitating projects, assisting with emergency situations, and providing around-the-clock support.

Mana looks forward to continuing to meet everyone and working with Kim and the team to deliver on all objectives. If you haven’t already met him, he welcomes you to stop by and say aloha.

ACTIVITIES IN THE AREA

Below is a small sampling of activities taking place in the area in the coming weeks. Take a peek to see if you want to join in on the fun, or to plan to avoid some potential traffic.

- ◆ March 10 (Sunday): Honolulu Rainbow Ekiden Race - road closures on Kalakaua Ave and Diamond Head Rd. Race to end at Queen Kapi’olani Park, road closures starting at 7:15AM and ends at about 1PM
- ◆ March 10 (Sunday): Honolulu Festivals Parade - road closures on Kalakaua Ave, Saratoga Rd and Monsarrat Ave. Parade to end at Queen Kapi’olani Park, road closures starting at 3:30PM and ends at about 8PM
- ◆ March 17 (Saturday): St. Patrick’s Day Parade - road closures on Kalakaua Ave, Saratoga Rd and Monsarrat Ave. Parade to end at Queen Kapi’olani Park, road closures starting at 11:30AM and ends at about 1PM
- ◆ March 29 (Friday): National Vietnam Veteran’s Day Parade - road closures on Kalakaua Ave, Saratoga Rd and Monsarrat Ave. Parade to end at Queen Kapi’olani Park, road closures starting at 5:30PM and ends at about 8PM

*events/road closures from HPD



SCHEDULED SERVICES:

Pest Control, Water Shut-Off,
& Window Cleaning

Scheduled service date(s)/time(s)
are posted on the Lobby Bulletin
Board.

A couple of days before the
scheduled service, info is also
displayed on each elevator’s
digital notice screen.

BOOKMARK OUR SITE:

www.alohalanicondos.com

ALOHA LANI MANAGEMENT

2211 Ala Wai Blvd.
Honolulu, HI 96815

Business Office

Hours: Monday to Friday, 8 am to 4 pm

Phone: (808) 922-8160

Management

GM: Kim Kaoihana - CMCA, AMS, CPO
OM: Antonio “Mana” Giraldi

Property Manager

Keven Whalen - R, CMCA, AMS, PCAM
Touchstone Properties LTD

IMPORTANT REMINDER

Newsletters will only be posted on the
website on the “NEWSLETTERS &
UPDATES” tab. Please become familiar with
the site as information relating to the
building can be found there.

MEETINGS

Board of Directors Meetings*

- January 2, 2024
 - March 5, 2024
 - May 7, 2024
 - July 2, 2024
 - September 3, 2024
- 5:00 PM | Recreation Room

Homeowners’ Annual Meeting*

- November 4, 2024
- 6:00 PM | Recreation Room

*Meeting dates, times and locations are subject to
change. See bulletin board in lobby for notice of
BOD meetings and any changes in date, time or
location; reference the Notice of Annual Meeting
for details regarding this meeting.

Board of Directors

Christopher Gaines, President
Joshua Laguana, Vice-President
Michael Grech, Secretary
Robert Peters
Francine Tone
Marco Luna
Open Position