



MAKAHA VALLEY TOWERS

NEWSLETTER

Living and Working Together

June 2010

BOARD MEETING

The last meeting of the Board of Directors was held on Friday, May 21, 2010.

BRINGING YOU UP TO DATE:

- The concrete slab at the barbecue area was extended a total of six feet to accommodate the new Weber grills that were recently ordered. We expect the grills to be delivered in early June. Installation of the grills will be done three at a time so as to avoid closing the grilling area completely. The concrete slab will also be re-painted at the same time.
- The area of grass fronting the grills will be replanted with a more durable type of grass that will better withstand heavy foot traffic.
- Two spot lights were installed at the base of our flag pole at the security gate which illuminates our flags. Our flags will now be proudly flown day and night.
- The roof project is near completion and our Engineering Project Manager will be doing a final discrepancy punch list which includes addressing the appearance of the lower lobby roofs.
- The Building and Grounds Committee is investigating the possibility of installing a surfboard and kayak storage rack.

HOUSE RULE

Please become familiar with our new and amended house rules: 3.07 - Walkway and Stairways; and 1.03 - Access to Apartments and Premises.

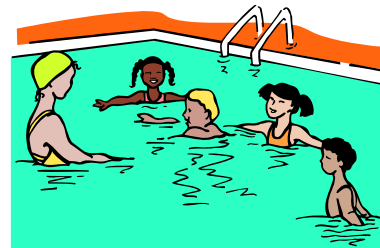
The new sections for your copy of the house rules are included with this newsletter. You should insert the new sections in your copy of the House Rules, and remove and destroy the old sections.

NEW WALK IN PROCEDURES FOR RESIDENTS

To better safeguard MVT, security needs to identify all people walking into the property. Therefore we are asking all residents who enter the property on foot to please stop at the gate and identify yourself (full name and apartment number) to the guard on duty. If you fail to identify yourself the guard will ask you to stop and produce identification as specified in House Rule 1.03 Access to Apartments and Premises.

RECREATION AREA

Summer is quickly approaching and the swimming pool will be a very busy place. In order for all of you to enjoy this luxury you must comply with the rules. Here are some of the rules pertaining to the swimming pool:



[Excerpt from House Rule **2.02 User Limitations**] No more than four visitors to an apartment may be in the pool or pool area at any one time.

Any person who is not more than eighteen years of age must be under the direct supervision of a responsible adult while in the pool area. Visitors must be accompanied by a resident of the apartment being visited, and the resident is responsible for the conduct of any such visitor.

Sunbathing is not permitted in any common area except and only in the swimming pool area. All swimming pool users must have at least average swimming skills, or be in the care of a person with such skills. No lifeguard will be at the pool. No snorkels, swim fins, or other unauthorized floatation devices, are allowed for use in the pool unless written correspondence from a certified doctor is submitted stating the medical reason/s for the required use. A temporary waiver, not to exceed 90 days, will be issued at the discretion of the General Manager. Reapplication with new doctor certification will be necessary after 90 days. In addition toys, coins, or games are not permitted in the pool.

“Smoking” or using any cigarettes, cigars or pipes, or chewing tobacco or snuff is not permitted in the swimming pool area.

2.05 Attire. Other than while in the swimming pool, no special attire beyond regular “street wear” is required in the recreation areas. Street clothes or gym shorts are not allowed in the pool. Only garments designed as swimwear are acceptable attire while in the pool although white tee shirts may be worn over a swimsuit. Infants and persons who may be incontinent must wear clean waterproof diapers or other leakproof protective clothing while in the pool.

2.06 Conduct. Participants at any activity in the recreation areas shall not engage in overly rowdy, unruly or excessively crude behavior. In the swimming pool area especially, offensive behavior will not be tolerated. This includes but is not necessarily limited to the use of foul language or lewd gestures, running, scuffling

with or pushing or splashing water on others, and jumping or diving into the pool.

A/C RISER INSULATION

Those of you who live in the 14 series of apartments know by now that we are complete with the air conditioning chill water riser insulation project that began in February. The work involved cutting the wall in the closet of the dressing room to allow access, then replacing the insulation on the two chill water pipes located inside that wall. Each wall was then repaired and painted. Though this work posed a considerable inconvenience to the residents, we had terrific cooperation from everyone and we were able to stay on schedule throughout the project. A big Mahalo to the 14 series residents for understanding that this work was important and necessary.

PLUMBING

If you need plumbing work performed in your unit, we recommend that a licensed plumber be used. Please notify our office at least 72 hours in advance for work that requires a water shutdown.

Did you know that the drain pipes under your sinks, the shower valve, and the five water supply valves and associated tubing is the apartment owner’s responsibility to repair and maintain? We cannot stress enough the importance of periodically checking your water supply valves and tubing for any signs of leakage.

We also recommend turning off each of the five water supply valves in your apartment if you are away for an extended time. As long as the supply valves are open, leaks can occur at anytime, and according to Murphy’s Law, will most likely happen when you are not there to catch it. Over the years, we have seen many water leaks in vacant apartments that are the result of worn out fittings and washers.

What is the Association responsible for? The Association is responsible for repairing and

maintaining common elements, which in this respect means the supply water and drain risers. These risers are the main vertical pipes that deliver water to, and drain water from, the apartments. Water leaks from supply risers are extremely rare. Blockages in the drain risers do occur. Our staff can usually clear such blockages by running an auger from the closest affected apartment. In rare cases, it may be necessary to cut a wall to access and cut a drain riser, in order to remove a blockage. If you have any questions, please contact our office at 695-9568.

INSURANCE INFORMATION FOR ALL CONDO OWNERS

The master policy

- Covers the buildings and items as originally conveyed by the developer
- Built-in appliances and cabinets
- Walls that make up the interior of the dwelling
- Electrical and plumbing fixtures
- Ceiling and flooring

All of the above items are covered as originally built.

Subject to the Association's deductible, which is \$10,000, the building is covered for perils like fire, lightning, windstorm, **hurricane**, vehicle damage, water overflow, smoke damage etc. Flood and earthquake damage is not covered. Your homeowner HO-6 Policy includes protection for:

Your Personal Property.

Furniture, clothing and personal possessions are covered against loss due to fire, theft, lightning, windstorm, explosion, vandalism and a variety of other hazards.

Building Additions and Alterations.

The built-in improvements and alterations you've made to your condominium unit (e.g., bookshelves) are covered.

Personal Liability Insurance.

(Non-car, non-business, liability) Legal Liability covers your legal responsibility for accidental bodily injury or death, or property damage to others - on your premises or elsewhere - caused by you, a member of your family, or your pets. Even if you are not legally liable, the legal costs of your defense are covered.

Medical Payments.

Regardless of legal liability, most HO-6 policies will pay actual medical expenses for accidental bodily injury (to persons other than residents of your household) caused by you or a member of your family.

Additional Living Expense.

The cost to live elsewhere while your unit is being repaired is covered.

Value added optional coverage includes: Special Personal Property Coverage.

This option covers the contents of your condo against almost any risk - whether the loss occurs at home or away from home. (Individual policies may exclude certain hazards.)

Units Regularly Rented to Others.

When you rent your unit, you may want the broader coverage available with this option.

Loss Assessment Coverage.

This policy option will pay for your share of a loss assessment imposed by your condominium association. This coverage is subject to the hazards covered by your policy. Increased limits are available.

Who Pays for the Damage to YOUR Possessions?

Answer: **You do.**

As an owner of a condominium unit, you are also a member of your condo association. As you probably are aware, the association carries insurance on the basic structures and property

as originally built. The master policy does not cover your contents, improvements made by you or a previous owner, or your personal liability.

Condo unit owners need to protect their own contents and personal liability.

Misfortune can strike anyone-anywhere.

For example:

- Could you afford the extra living expense if a fire forced you to leave your condo and secure temporary quarters?
- Are you covered if someone burglarizes your unit?
- Are you protected if a visitor was accidentally hurt in your condo or if a family member caused damage to someone else's property?
- Could you provide medical care payments for injury to others-even if you are not legally liable?

(Above information taken from Insurance Associates, Inc. brochure)

HURRICANE SEASON

June to November "Be Prepared"

Don't wait until a Hurricane Watch is issued. Make your preparations now. Here is what you should do.

- A) Listen to your Radio or TV for Storm updates and instructions.
- B) Keep the following on hand:
 - Portable Radio
 - Extra Batteries
 - Flash light and candles
 - Manual can opener
 - Matches or lighter
 - First aid kit and special medications
 - Five day supply of non-perishable food
 - Ice chest and blue ice packs
 - Containers of water
 - Masking tape for windows
 - Bring all potted plants into apartment
 - Remove furniture/items from apartment entrance ways and lanais.

- Keep your drapes closed
- Stay indoors during high winds

CONSERVE OUR PRECIOUS WATER

Summer time is approaching and we will once again be faced with Oahu's limited water resources. Water is too precious to waste, we ask for your help in conserving water.

FINALLY

The next meeting of the Board of Directors will be held on Friday, September 24, 2010 at 9:00 AM at the Makaha Resort Makua Room.

*Have a
great*



MVT House Rules
General

- 1.01 **Usage of Apartments and Premises.** The owner of an apartment shall not use the same for any purpose that will injure the reputation of the building or premises; and shall not permit anything to be done or kept in the apartment or elsewhere on the premises that will interfere with or unreasonably disturb the rights of others, or that will reduce the value of the premises.

Apartments are to be used for residential purposes, and shall not be used for conducting any business or trade that is inconsistent with residential purposes.

Conducting a business within or from an apartment is prohibited if (a) its existence is apparent by sight, sound, or smell from the exterior of the apartment; (b) it is not in conformity with zoning requirements; (c) it involves persons coming onto the MVT premises who do not reside at MVT; (d) it causes any increase in any MVT insurance obligation; or (e) it is a nuisance, hazardous, or otherwise offensive or inconsistent with the residential character of MVT.

The maximum number of persons residing in an apartment shall not exceed three persons in a studio, four persons in a one-bedroom apartment, and six persons in a two-bedroom apartment.

A guest of a tenant who wishes to remain within an apartment after 30 days must take immediate steps to become a resident by having his or her name added to the apartment rental or lease agreement and complying with HR 1.04 below.
See Definitions 8,16.

- 1.02 **Treatment of Employees.** Employees of the Association, whether directly hired by the Association or contracted personnel, shall not be subjected by an owner, tenant, guest or visitor to (a) harassment, (b) interference with official duties, (c) threatening, and/or (d) assaulting See Definitions 9,11; BP 5-03.

Revised 2 June 2008

- 1.03 **Access to Apartments and Premises.** No authorization is to be given to any prospective tenant to enter the premises unless accompanied by an authorized person such as a representative of the rental agency, the owner or a caretaker.

The driver of a vehicle without a valid parking decal wishing to enter onto MVT property will be required to produce a valid driver's license and proof of current insurance, State registration, and safety check for the vehicle. No parking passes or drop off passes will be issued to vehicles between the hours of midnight and 6:00 a.m. except for new check-ins, emergency situations, and newspaper deliveries. Persons with a rental vehicle will be required to produce the rental agreement for the vehicle. Any other persons wishing to enter onto the property will be required to produce proof of identification.

Between the hours of midnight and 6:00 a.m., all walk-in visitors shall be escorted onto and off of the property by the resident who authorizes their entry.

Revised 21 May 2010

- 1.04 **Registration and Orientation.** Any person e.g. owner, tenant, visitor, or guest who intends to remain at MVT for more than three days must register with the office. Anyone who intends to occupy an apartment at MVT for more than thirty days shall participate in an orientation program, including a discourse on these rules, with the specific content and scheduling to be determined by the General Manager.

Revised 2 June 2008

For apartments that are rented or leased, the owner or agent shall provide the general manager with a copy of the rental or lease agreement as part of the registration process.

Revised 18 December 2009

- 1.05 **Visitors.** Residents are responsible for the conduct of their visitors. A visitor entering the property at the invitation of a resident will not be permitted entry unless the resident is on the property and specifically authorizes the visitor's entry. When a visitor comes to the security gate, the resident to be visited will be called on the enterphone for approval of the visit. See BP 4-08.

Management will not honor blanket standing authorizations for visitor entry from residents. With prior written authorization from owners, tenants or managing agents, management will permit entry to contractors, cleaning people and real estate agents, and guests or caretakers occupying an owner's apartment while the owner is absent.

Unaccompanied visitors are not permitted to roam the property, use the recreational areas or other common facilities. Whether accompanied or not, visitors are not permitted to use the laundry facilities or wash their cars on MVT property.

- 1.06 **Entryways.** Entryways shall not be used as storage areas and must be kept clean and neat. Footwear is allowed in the entryways, but must be neatly arranged. A bench, stool, footlocker, shelf or basket not made of cardboard or plastic may be used for keeping footwear. Any such items must be maintained in good condition and cannot extend into the walkways or obstruct clear access to doorways. Any plants placed in an entryway must have adequate drip pans, remain within the entryway boundary, and not obstruct the doorway. Construction work e.g. cutting wood, tile, etc., is prohibited in the entryway.

Revised 18 December 2009

Entryway floors must be either painted a solid color or covered with an exterior grade tile. See BP 3-01.

The entry door, storage door, transoms and windows are the responsibility of the owner and must be maintained in good clean condition by the owner. Doors or

3.07 Walkways and Stairways. It is prohibited to sit on any walkway or stairway. It is also prohibited to place any object, e.g. chair, tables, plants, etc. on any walkway or stairway.

Adopted 21 May 2010