

Ala Wai Plaza SKYRISE

NEWSLETTER

SEPTEMBER 2009

September Update

The results of our recent 9-day informal survey concerning amending the Declaration and reviewing the railing options were incredible, and replies are still coming in!

Here are the results as of August 31: Almost 1/3 of the owners (69 owners representing 32.2%) had responded, and with the exception of three owners (representing 1.26%) , all were in favor of the Board moving forward to pursue approval to amend the Declaration so we can then proceed to review the railing design. Of the 3 individuals, two were still undecided, and one wanted to keep the existing railing design.

At the Board meeting on September 2, in keeping with the wishes of the overwhelming majority of respondents, the Board unanimously approved to move forward on this.

"The next steps?" Glad you asked. Our attorneys will prepare an amendment to the Declaration which will be distributed to all owners for their review and response. This is **the** critical step to moving forward. The Declaration does require 75% approval of the owners, so all those that expressed an interest in helping the Board, now's your chance to shine! Please encourage every owner you know to respond to this when it's distributed.

At the same time, we will again revisit the input on the railing design, and you will have the opportunity to express your opinion.

In addition, more information is being requested of each owner on a situation having to do with drainage problems on some lanais. There will be a **very short, simple** questionnaire inquiring as to which units may have an existing problem with water draining from their lanais. Your feedback on this will be evaluated as a "per unit" issue when the contractor is on-site.

All of these items will be done concurrently in one mailing, hopefully within the next month. When this info arrives in your mail box, **please**, take a few minutes to send in your response to these critical issues.

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Other questions and answers:

How will this affect my maintenance fees for next year?

The building project is expected to be fully funded by the Reserves Fund and should not impact maintenance fees for next year. The budget review process for 2010 will take place during the October-November time frame and we will advise the rates for next year as soon as the review is complete. Please understand, the Board members are very sensitive to the issue of maintenance fees; we all have to pay our share of the expenses too.

Will this issue of the railings delay the building project?

No, the project will move forward as planned. There is a fair amount of work to be done before the railing work. **However**, the contractor will **not** be ordering the railing system until we can tell him which railing option has been approved. Again, for this we need the 75% approval - and we will need responses, one way or the other, as quickly as possible, because the railing system, whether old or new design, **requires a minimum 2-month lead time** to be ordered, manufactured and shipped to our fair Island. If responses are not made on a timely basis, there definitely could be a delay in the completion of the project.

Can you email me the Newsletter?

Isn't technology wonderful? And it's great that there's so much active interest in the Skyrise, the Newsletter and the emails. However, there are some limits to time and technology and the most efficient and economical way to get this info to as many people as possible is to advise when the Newsletter is posted on our website. So, if we have your email address, you will get a note whenever the website is updated with new information. If we don't have your email address, it would be **greatly appreciated**. It will save the Association a fair amount of



and



You may send it, along with any other comments to

awpsboard@gmail.com

To access our website, go to: <http://aoaoweb.hmcmgt.com/> and click on

“Ala Wai Plaza Skyrise “

To contact us, provide suggestions, comments, etc., please go to:

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