

## Hawaiian Village Newsletter - January 2007

### Lawsuit

On December 19, 2006 the trial was held in the Circuit Court of Ocean City on the case of Lawrence Goodman vs. Hawaiian Village Condominium Inc, Council of Unit Owners. The judge ruled in favor of the Hawaiian Village Condominium. The judge's ruling which is in the court records is also available on our website [www.hawaiianv.com](http://www.hawaiianv.com).

Unfortunately, in early January, Mr. Goodmans' attorney filed a motion relating to the distribution of the insurance proceeds, therefore we are still incurring legal fees in relation to this matter.

### Entrance Code Change

The entrance code for the Waikiki and Royal Hawaiian buildings will be changed effective February 15, 2007. The new code will be #\*\*\*\*. For security reasons, please do not give this code to delivery people, etc.

### Royal Hawaiian Roof Update

The new roof on the Royal Hawaiian Building is completed. A new lock will be put on the roof door. If unit owners need to provide access to an HVAC company, they must contact Ocean Point to gain entry. Unit owners will be responsible for any damage caused to the roof as a result of their HVAC company entering the roof without the proper permission from the management company.

As of the writing of this newsletter, the HVAC company has not been able to enter the following units to complete and check the reconnection of your unit. If the appropriate keys are not presented to the management company within 48 hours of the receipt of this notice, it will be that unit owner's responsibility and the associated cost to have the HVAC company come back to check your unit.

If you have your own HVAC company that performs periodic maintenance on your unit, it is now ok to have them perform that maintenance.

### Indoor Pool Repairs and Renovation

We are still soliciting/reviewing bids for the pool area renovations. Unfortunately, the final proposal from each contractor has been approximately \$30,000 - \$50,000 over our budget. We are exploring other options and will delay repairs until the fall if we cannot find a contractor that would have the work completed in time for Memorial Day. The money collected for this project via special assessment will continue to be invested in a high interest account.

If any unit owner can recommend a reputable contractor company, then please contact Richard Dannenberg at 410-356-6483.

### Maintenance, Repair and Replacement of Doors, Windows and Balconies

Based upon the legal opinions of our attorneys (Please see the attached letter), the Association will assume the responsibility for the repair, maintenance and replacement of unit owners' exterior doors, windows and sliders. The Board will be retaining a building consultant to help us develop guidelines for a replacement schedule and the estimated costs. Once a method of funding these replacements is agreed upon by the unit owners, a

separate account will be established where those funds would be kept. Unit Owners at their own expense may replace their own window or slider(s) at anytime.

#### Water and Property Damage

We continue to waste thousands of dollars on water damage clean up and repairs due to owners' and renters' negligence. The Board has requested that owners turn their water off when the unit is unoccupied. The Board has identified and notified owners on a regular basis regarding a number of potential problems related to not cleaning HVAC condensation lines, defective washing machine solenoids, ice maker water lines separating from the refrigerator, etc. Renters continue to bring pets into units. The Board is putting all owners on notice that the Association will no longer pay for any repairs due to owner negligence. Owners will be charged for any cleanup/maintenance fees as a result of their own negligence.

#### Spring Power Washing of Buildings

All three buildings will be power washed in late March/early April to remove the mold building up on their exteriors. We ask all owners to remove any furniture that is out on their balconies. In general, furniture should not be left on the balconies during the winter months. Strong winds can blow the furniture into your railings and damage them. Any damage that resulted from the furniture would be the owner's responsibility. (See attached letter.)

#### Disposal of Debris in Trash Chutes – Royal Hawaiian

Disposal of debris down trash chutes in the Royal Hawaiian building has become a problem. It is very clearly marked that only bagged trash should be put down the trash chutes. Recently, we have found building debris from interior owners' units jamming up the trash compactor and causing the motor to run continuously. A new motor would cost in excess of \$5000.00. If you are having renovations on your unit, please tell your contractors to use the dumpsters outside for their trash. If any owner or contractors you have hired are found putting building debris down the trash chute and that debris damages the compactor, that owner will be charged for repairs to the compactor.

#### Luggage Carts

Since the fall of 2006, four of the luggage carts are now missing in action. Please return all carts to the stairwell when you have finished using them. Additional carts will be purchased in the spring.

#### Excess Income 2006

Following the final reconciliation of 2006 financial records, any excess income will go into the reserve fund.

#### Future Meetings

The next board meeting is tentatively scheduled March 10, 2007. Check the website in case of any changes. The Annual Cleanup Day is tentatively planned for April 21, 2007.

A healthy happy New Year to you and your family.  
The Board of Directors of Hawaiian Village