



NAURU TOWER

Prestigious Living

Residential Manager, Duane A. Komine ARM	592-1200	592-1208 (fax)
Assistant Manager, Julio A. Guillermo Jr. ARM	592-1203	
Administrative Assistant, Sara S. Mizushima	592-1200	
Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.		
Property Manager, Richard McDougal Ph.D., CMCA	593-6884	593-6333 (fax)
Accountant, Chentelle Ramos	593-6886	593-6333 (fax)
(maintenance fee questions, change of address, etc.)		
Nauru Tower Security (NTS) (24 Hours)	592-1203	

E-Mail Address: nauru@aloha.net

Location Address: 1330 Ala Moana Blvd. Honolulu, HI 96814

Notary Public Service by appointment only

Web Site: www.naurutower.com

10TH ANNUAL EMPLOYEE CHRISTMAS FUND 2002

This past year highlights another busy and challenging year with the final conclusion of the remaining penthouse construction. Approximately 16 units were resold this year with a 74% owner occupancy as of November 2002.

Various projects such as water sealing throughout the building kept Williams & Associates busy. Installation of a new 302 Kolhman trash compactor has decreased our regular monthly pickup by half. The chiller retrofit conclusion report has surpassed our expectations by nearly doubling the annual savings to \$66,822.00! An average of nearly 261,160 kwh was saved this year which resulted in a check to Nauru Tower from the Hawaiian Electric Company Energy Rebate Program for the amount of \$24,424.00. This check was presented at a banquet luncheon. Finally the 1st Annual Nauru Tower Golf Classic turned out to be a successful event. Plans are in the making for the 2003 golf classic, which is scheduled for October or early November.

We are currently busy scheduling our impending 2003-2004 projects that will include new wall-paper and carpet renovations. We have also scheduled caulking of exterior walkways, which will be done by our in-house maintenance personnel. The list goes on and on...

Our employees continue to provide quality and friendly service beyond the call of duty amidst the revelation of our future. Recognizing their dedication, this will be a perfect opportunity to show your appreciation by donating to our 10th Annual Christmas Bonus Fund. This is a strictly voluntary solicitation through our newsletter to all residents / vendors. As always, we thank you and the Nauru Tower Board of Directors for your continued cooperation and support throughout the years in sustaining Nauru Tower as Hawaii's premier condominium, leading the way in community-managed properties.

- * You may donate (check or cash) to the Christmas fund in lieu of giving individual gifts, payable to Nauru Tower Association.
- * All donations should be received at the Manager's office by **Thursday, December 19, 2002**, which will be distributed to all employees on December 21, 2002.
- * Your name will be acknowledged on the Christmas banner near the Manager's office and in January's newsletter.

During the month of December, Nauru Tower Security (NTS) will assist residents with the freight elevator to transport Christmas trees from 8:00 am to 9:00 pm daily until Christmas day.

Please remember these hours (5:00pm to 9:00pm) are for transporting Christmas trees only.

Regular moving hours will be enforced. Please do not use the passenger elevator to transport Christmas trees.

**Leading the way
in Community
Managed Properties**



Season's Greetings from
Ajā and Simone Komine



Inside this issue:

Circular Fountain

Hokua

T & L Muumuu Factory

Happy Holidays!



View from Magic Island

CIRCULAR FOUNTAIN

The circular water fountain that is located at the front entrance is under renovation and repair. We have selected a licensed contractor to waterproof the membrane using an epoxy and foam injection process which comes with a 5-year warranty.

The Board of Directors has decided to retile the existing Nauru Tower Star symbol with a serene custom koi fish tile mural; similar to the honu's in the pool.

Please pardon the inconvenience while we renovate our exterior landscaping area.



Circular Water Fountain



HOKUA AT 1288 ALA MOANA

The Hawai'i Community Development Authority has recently approved the plans for Hokua, the next luxury high rise condominium. The MacNaughton Group and Kobayashi Group agreed to contribute around \$2 million in land or cash as part of a public facilities dedication fee to the Hawai'i Community Development Authority. Also at an estimated cost of about \$350,000 they will build and maintain a portion of a planned neighboring public park .

The MacNaughton Group and Kobayashi Group expect to break ground later next year to build the estimated \$110 million tower. The Hokua project includes 41-stories with 248 units and 748 parking stalls. They will begin to sell units in mid-December at fee-simple prices starting from \$600,000.

The tower, which will be located ewa of Nauru Tower will replace 7-Eleven, AAA Hawaii and the Victoria Ward Garden Office Building. For updated information, log on to: www.hokua.net

Source: Honolulu Advertiser 11.28.2002



Hokua

For Public Notary Service, please contact the Management Office to schedule an appointment.

Your comments and contributions are welcomed.

*Please email your suggestions
To nauru@aloha.net
Or fax us at
808-592-1208*

T & L MUUMUU FACTORY

If you noticed the Nauru Tower Security personnel sporting new aloha shirts it is because Tony Truong, owner of T & L Muumuu Factory has graciously donated it to our security department.

T & L Muumuu Factory is a wholesale and retail clothing store company established in 1987. They have one of the finest and largest selections of aloha wear for men, women and children. They have a huge selection of fabrics to choose from and all of their garments are made here locally in Hawaii.

Incidentally, Tony is an owner at Nauru Tower and recently won second place at our 1st Annual Golf Classic 2002.

For more information please call 941-4183.



Mason Woodby aka "Woody" wearing a T&L aloha shirt