



Nauru Tower

# NAURU TOWER

*First Class Elegance*

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## HÜPER OPTIK– HIGH TECH WINDOW TINTING

Summer is approaching, which means longer and warmer days. Electrical increases has prompted us to remind you of energy conservation in terms of utilizing less of your air conditioning units.

Last summer we introduced the Nauru Tower Board Approved, Huper Optik ceramic window film tint. The new film will cover existing glass windows in attempts to reduce energy costs, fading, heat and glare, while maintaining the view from your unit. This new technology is aimed at providing all the benefits of glass without the byproducts, mentioned above. Unlike metal films, the ceramic nature of this product means that it will not rust or corrode over time. It also does not contain any dyes, which means that the film will never discolor or turn purple. Additionally, due to the film's low reflectivity and neutral tones, Nauru Tower's bright blue exterior will remain as beautiful as ever without compromising the beautiful view of Ala Moana Beach Park during all times of the day. The product is so outstanding that it was noted as one of the "Top 100 Inventions of the Millennium", by Popular Science Magazine in November of 1999. Huper, the manufacturer, and ACE Glass Tinting guarantee a lifetime warranty against peeling, bubbling, fading.

The Huper Optik film has gotten rave reviews from condominium owners all over the world, including our own Board President, John Breinich. Recent testimonials by satisfied Nauru Tower residents reflect high levels of satisfaction for the Huper Optik Window Tinting film.

- *"We are delighted with the results, particularly the significant reduction in heat."*
- *"The Huper Optik film offers a noticeable reduction in heat and also provides excellent UV protection for my furnishings."*

For more information about the benefits of this German Technology, please visit [huperoptikusa.com](http://huperoptikusa.com). You can also contact Keith Kishi, ACE Glass Tinting at (808) 551-5500 to find out how this new film can be installed in your unit.

## CARPET / WALLPAPER UPDATE

We are pleased to announce that the shipment of wallpaper and carpets have arrived! The 3rd and 4th floors have been re-carpeted thus far. Scheduling for the first phase (Floors 6– 20) is currently being assessed due to the electrical provision that needs to be modified. Please be assured that we will keep residents abreast to forthcoming information via notices and through our website at [www.naurutower.com](http://www.naurutower.com).



*Huper Optik film comparison.*

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Government Issue Stamps

## AIR CONDITIONING FILTER CHANGE

Our semi-annual air condition maintenance is scheduled for June 8, 2004 through July 8, 2004. Maintenance includes the replacement of filters, the installation of algae tabs to prevent algae build-up and the vacuuming of drain lines.

Although air condition servicing is performed twice a year, we strongly recommend that a trained service technician inspect your unit beyond the scope that the association provides. Recent inspections have noted that coils and valves may be in need of cleaning or replacing. In some units, serious corrosion and a variety of contaminants have occurred on coils, blower wheels, and drain pans. Simple filter changing and algae tablets are not enough to prevent these microbial contaminants from causing respiratory and eye irritation. In the event that these problems are noticed, owners will be notified by management.

Due to having nearly 900 air conditioning units in 304 apartments, and with 30-40% of units vacant at any given time, it is almost impossible for maintenance crews to check all units to determine if cleaning or repairs are necessary. Owners, please be reminded that it is your responsibility and liability to make certain that your appliances (dishwashers, refrigerators, etc., including air conditioning units) are in operating condition as designed by the manufacturer. Regular maintenance by the association will not correct corrosion, defective valves, or contaminants in air conditioning units.

If you wish to have a free inspection and estimate done by a licensed technician, please call Pat at Pur Air Hawaii: 485-0410. Owners and tenants may also contact Pam at Trane Pacific Service: 845-9791 or any other licensed technician.

As a courtesy, Nauru Tower Maintenance (NTM) will also be testing your simplex smoke detectors and emergency buttons located in each apartment. In addition, NTM personnel will adjust your front door closure to prevent slamming.

## QUEEN STREET EXTENSION

The Queen Street Extension Project which involves the new Queen Street from Kamakee Street to Waimanu Street will be completed in late July, 2004. The new roadway will be 76 feet wide, including 8 foot wide sidewalks, four traffic lanes (two in each direction), and an 8 foot wide median. Metered parking along the street with underground utility systems and a traffic signal light at Pensacola and Waimanu will be operational in late August 2004.

The two (2) acre passive park fronting the Koolani project has been delayed until the year 2006.



Ewa view of the Queen Street Extension Project

*Realtors please inquire about our new accessible lock box location.*

### REMINDER:

*Please keep in mind that building and fire code requirements stipulate that fire stairwell exit doors and apartment entry doors must be kept closed at all times, except during entrance or exit. As a courtesy to neighbors, please be careful not to slam your front doors.*

*Your comments and contributions are welcomed. Please e-mail your suggestions to [nauru@aloha.net](mailto:nauru@aloha.net) or fax us at (808) 592-1208*