



NAURU TOWER

Prestigious Living

Residential Manager, Duane A. Komine ARM	592-1200	592-1208 (fax)
Assistant Manager, Julio A. Guillermo Jr.	592-1203	
Administrative Assistant, Robin Ide	592-1200	
Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.		
Property Manager, Richard McDougal PB	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		
Notary Public Service by appointment only		
Web Site: www.naurutower.com		

Hawaii's 1st Annual Condominium of the Year Award.



Season's Greetings from
the Komine Family

ANNUAL EMPLOYEE CHRISTMAS FUND 2000

This year has been an exciting Year by being the first recipient of the Institute of Real Estate Management (IREM) and the Accredited Residential Manager (ARM) committee's Condominium of the Year Award! We believe that all of our hard working-dedicated employees helped contribute to this prestigious award. Currently we have also been invited to enter in the National Community Association of the Year Award. We also would like to thank you and Hawaiian Management Company for your continuing cooperation and support for your efforts in sustaining Nauru Tower as Hawaii's premier condominium, leading the way in community-managed properties.

This will be a perfect opportunity to show your apprecia-

tion by donating to our 8th annual Christmas bonus fund. This is strictly voluntary solicitation through our newsletter to all residents / vendors.

- 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 Wednesday December 20, 2000, which will be distributed to all employees by December 22, 2000.
- Your name will be acknowledged on the Christmas banner near the Manager's office.

During the month of December, Nauru Tower Security (NTS) will assist residents with the freight elevator to trans-

port Christmas trees from 8:00 am to 9:00 pm daily until Christmas day.

Please remember these hours are for transporting Christmas trees only.

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

Again, thank you for your past contributions and we wish you and your family a happy and safe Holiday Season.



Nauru Tower Staff

Inside this issue:

Message from the President of
Nauru Tower

Feature - Commercial Business
Your Retirement Co.

Olympic Tradition

SEMI-ANNUAL AIR CONDITIONING MAINTENANCE

Semi-Annual Air Conditioning maintenance for all occupied unit(s) recently concluded in October 2000. If you are an absentee owner, you must make arrangements with your agent / realtor to contact management for service. We will also be testing your

Simplex smoke detector(s) and emergency button(s) located in each unit.

Trane Pacific Service and Pur Air Hawaii is again offering factory authorized service maintenance beyond the scope that your association provides.

Please contact the management office for more information.

**SERVICE IS NOT MANDATORY
AND MAY BE DECLINED**



View of Makai Lobby area



**NOTICE
CONSTRUCTION
ALERT**

Construction of vacant penthouse unit 4401 and commercial space 301 will continue through 2001. Requirements will include City and County Building and Noise permits. Construction is allowed from 8:00 a.m. to 4:00 p.m. and may include Drilling, Chipping, Hammering, etc.

Circular Driveway Parking is restricted to 30 minutes for residents and guests. Your cooperation is always appreciated!

HAPPY HOLIDAYS!

Your comments and contribution are welcomed. Please email your suggestions to nauru@aloha.net or fax us at 808-592-1208

MESSAGE FROM THE PRESIDENT - JOHN BREINICH

Nauru Tower will always have a Residential Manager living on property, which is an advantage to the association. The future availability and cost of a rental unit are uncertain. There may be a situation in the future when a rental unit may not be available or the cost to rent may increase dramatically.

Although we have no plans currently to purchase any unit, it seems prudent to prepare for the future by allowing the association to purchase a unit deemed economically advantageous.

The intent of this request to change the by-laws is to control future cost to the association, by possibly purchasing a unit, which will be owned by the association. This will be done without any special assessment or increase in monthly cost to the association. In the long term, it would save the association money due to monthly rental expenses going towards mortgage payments with eventual clear ownership to the association.

We have sent out proxies to all owners to vote on this

timely issue. We urge you to vote "Yes" so the association can have the future ability to purchase a unit for the best interest of the association.

Currently the majority has voted "Yes" although we need 75% to approve the by-law changes. Proxy votes may be obtained from the manager's office.

Again, we thank you for your cooperation throughout the past year resulting in Nauru Tower receiving the 1st Annual Condominium of the Year Award leading the way in community managed properties.

YOUR RETIREMENT COMPANY LTD.

Your Retirement Company, Ltd. began in 1987, the brainchild of three financial consultants. Its mission was to establish a practice by providing the highest quality of service with competitive financial and insurance programs.

They're a specialized insurance and securities agency. The two producing brokers and owners are **Milton G. Miyakawa** and **William N. Nagashima**. The products offered

include mutual funds, discounted stock trades, asset management, variable annuities, life and long term health care insurance.

Their goal is to provide high quality insurance and investment products to fit the needs of their clients.

For more information, you can call 593 - 3220 Monday—Friday from 8:30 a.m. to 5:00 p.m. and Saturday 9:30 a.m.

to noon. They are located on the 5B level next to the pool.



Your Retirement Company Staff

OLYMPIC TRADITION

Barry Patten, an owner of Nauru Tower, was made a member of the Australian Olympic Team at the Winter Olympic Games in Oslo, Norway in 1952. Competing in all 3 alpine events, downhill, slalom, and special slalom.

All former Olympians were invited to carry the Olympic torch on its way to Sydney. Barry Patten carried the torch through part of Central Melbourne on Monday the 31st of July 2000 at noon.

Barry handed the torch to

his son, Sam Patten, who competed as an Oarsman in eights in the Los Angeles Olympic Games in 1984, where he received the Bronze Medal. Sam also competed in the Seoul Olympics in 1988 and the Barcelona Olympics in 1992, where he won the Gold Medal. Sam Patten is a world champion gold and bronze medallist and lives in Melbourne Australia where he is an Orthopedic Surgeon.

Also, Barry Patten is the design Architect for Nauru Tower

and Hawaiki Tower, which includes the current Nauru project(s).

