



# NAURU TOWER

*Prestigious Living*

Resident Manager, Duane A. Komine ARM 592-1200  
 Assistant Manager, Julio A. Guillermo Jr. 592-1203  
 Administrative Assistant, Robin E. Ide 592-1200  
 Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.  
 Property Manager, Richard McDougal 593-6884  
 Accountant 593-6886  
 (maintenance fee questions, change of address, etc.)  
 Security (24 hours) 592-1203  
 E-Mail Address: nauru @ aloha.net  
 Notary Public Service on appointment only

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



**Duane A. Komine ARM**  
Residential Manager

## PHASE I / EXTERIOR PAINTING

Exterior garage painting (Phase I) commenced October 20, 1999 and completed December 30, 1999. We are pleased with the results of our first phase, which resulted in minor discrepancies. Included were concrete and plaster repairs with general caulking and sealing.

Jade painting Company was awarded the contract with the help of our paint consultant, Smith Hawaii.

They have an extensive background that includes over 20 years of experience in the construction and renovation industry with impressive references from condominiums, hotels, hospitals, and colleges to name a few.



Ala Moana Driveway View

## PHASE II / EXTERIOR PAINTING

The second phase of the exterior painting (Tower) has commenced on March 13, 2000 and scheduled to conclude on \*June 2000. Please be aware that safety provisions have been erected to protect property and pedestrians below, which includes safety netting over affected areas. While this may be an eye sore, our main concern is safety for our residents, guests, and employees.

Painting operations will cause noise, vibrations, dust, fumes, and odors.

Please be aware of the following precautions and cooperation guidelines.

1. Close all windows and doors during painting operations. Seal the gaps around windows and doors, if necessary, to prevent

vent infiltration of dust.

2. If you have respiratory problems, are pregnant, or suffer adverse reactions from dust, smoke, chemicals, solvent fumes, or odors please make arrangements to be offsite during painting operations.
3. Remove all outside personal belongings on lanais (e.g. furniture, rugs, toys, bicycles, plants, etc.)
4. Keep children and pets (cats) inside and away from the work area.
5. Please inform management of any discrepancies.
6. Do not park in areas designated for the Contractor's vehicles and equipment. Do not park next to or

beneath the overhang of the building, during work hours.

\* Recent weather conditions has set back our anticipated conclusion date, the National Weather Service claims that the weather has been caused by a late season cold front system.



Scaffold set up to paint the exterior main lobby

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**Diamond Head View from the  
45th Floor**



**NOTICE  
CONSTRUCTION  
ALERT**

**Construction of vacant  
Penthouse units 4301,  
4306, and 4401  
will commence  
February 7, 2000.**

**Construction guidelines  
established by the Board of  
Directors will be strictly  
enforced.**

**No construction is allowed  
on Sundays and Holidays  
(State and Federal  
Holidays).**

**Construction is allowed  
from 8:00 a.m. to 4:00 p.m.  
and may include Drilling,  
Chipping, Hammering, etc.**

**Requirements will include  
City and County Building  
and Noise permits.**

**MAHALO!**

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

## NAURU TOWER 9TH ANNUAL OWNERS MEETING

The Association of Apartment owners of Nauru Tower convened its Ninth Annual Owners Meeting on March 15, 2000 in the main lobby of Nauru Tower.

Three Board positions were up for election which resulted in incumbents being re-elected to office.

**Your neighborhood board  
meets every 4th Tuesday of the  
month from 7 p.m. to 9 p.m.  
and is held at the Makiki  
Christian Church Meeting  
Room, 829 Pensacola Street.**

**"For all your community  
concerns"**

The following are the year 2000 Elected Board Members:

**Mr. John Breinich	President	2003
Mr. D. Scott MacKinnon	Vice President	2001
Ms. Mereda Metz	Secretary	2002
Mr. Harry Inouye	Treasurer	2002
Mr. Win Straube	Director	2002
Mr. Jon de Mello	Director	2001
Mr. Keith Horita	Director	2001
*Mr. Gerhard Frolich	Director	2003
*Mr. Kenneth Spence	Director	2003

\* Incumbent Board Member re-elected to a three year term

\*\*Ala Moana-Kakaako Neighborhood #11 / Chairman

## SPECIAL REMINDER

On September 18, 1992 a letter prepared by the association's attorney was mailed to owners of all *unoccupied units* in Nauru Tower to alert them to a potential problem with sewer gases escaping from the sink, toilet, and washer drain lines.

This problem can occur when an apartment is unoccupied for a month or longer and the water in the traps underneath the sink and toilet may evaporate and allow sewer gas to escape from the sewer drain lines.

The letter informed all owners / representative of unoccupied units of potential problems and advised them to make arrangements for someone to enter their units once a month to fill all traps by running water in the sinks, flushing the toilets, and using the rinse cycle for the washer.

This is not a problem in *occupied* units, as periodical use of the plumbing facilities keeps the traps filled with water.

It could be a possible problem, however, if in the future you plan to leave on a extended trip over a month or so and leave your unit vacant.

## CONDOMINIUM OF THE YEAR

The Institute of Real Estate Management (IREM) and the Hawaii Chapter #34 Accredited Residential Managers Committee (ARM) has selected Nauru Tower for the First Annual "Hawaii Condominium of the Year Award".

Criteria included: Management and building operation, administration, financial management, budgets, tenant relations, energy conservation, security, landscaping, and community

involvement, which also includes an on site inspection.

Duane A. Komine ARM proudly accepted the award held at two (2) banquets.

Mahalo to all of the Board of Directors, residents, and employees at Nauru Tower who made all this possible!

