

NAURU TOWER

First Class Elegance



Nauru Tower

Residential Manager, Duane A. Komine ARM® 592-1200 592-1208 (fax)
Administrative Assistant, Crystal Hung 592-1200
Receptionist, Briana Pocock 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, Eugene Pinera 593-6841 593-6333 (fax)
(maintenance fee questions, change of address, etc.)
Nauru Tower Security (NTS) (24 Hour Assistance) 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



Bea & Donato Lagura



12th ANNUAL EMPLOYEE CHRISTMAS FUND 2004

2004 was definitely a year of change for Nauru Tower. We found ourselves adapting to many changes surrounding the building, specifically interior remodeling and neighboring construction projects. In June, we were able to redo the carpet and wall coverings in the common areas of the building. Although we suffered a great loss at the latter part of this year, we hope to move on together and remember to celebrate life and our loved ones.

Nauru Tower management and employees have always been proud to provide residents with quality and friendly service year after year. In recognizing their diligence and dedication, residents can show their appreciation by donating to the Nauru Tower 12th Annual Christmas Bonus Fund. This is a strictly voluntary solicitation through our newsletter to all residents / vendors. As always, we thank you, Hawaiiana Management Company, 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 Friday, December 10, 2004, which will be distributed to all employees on December 18, 2004.
- * Your name will be acknowledged on the Christmas banner near the Manager's Office and in January's Nauru Tower Newsletter.

During the month of December, Nauru Tower Security (NTS) will be assisting residents with the freight elevator to transport Christmas trees. They will be available between 8:00 am to 9:00 pm daily until Christmas Day.

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

Regular moving hours will be enforced. Please do not use the passenger elevators to transport your Christmas Trees.

The management and staff at Nauru Tower wish you and your family a safe and happy holiday season. We look forward to an exciting new year!

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Julio Guillermo Jr. & Duane A. Komine



Mariano Cadelina & Jr. Serrano



Jason Serrano, Emilio Alvarez, & Robert Marlang

NAURU TOWER BUDGET

Within the past twelve years, the Nauru Tower Board of Directors and Nauru Tower management has been successful in maximizing the Nauru Tower budget. Through networking with vendors and opting for in-house servicing, Nauru Tower owners have benefited from constant building improvements while minimizing maintenance fees to the association.

Nauru Tower management has worked closely with board treasurer, Mr. Harry Inouye, spending countless hours refining Nauru Tower's yearly operating budget and reserve fund. Nearly everyday, they meet in an effort to optimize Nauru Tower's finances without compromising a first class operation. All contracts and monies spent are carefully examined prior to agreement in attempts to decrease additional costs to owners and the association. Maintenance fee increases in the past were due mainly in part to insurance, electricity usage, cable television upgrade, and other major unexpected maintenance issues.

On a regular basis, resident managers in the condominium industry are able to meet and discuss issues surrounding the industry. Through collaboration with these managers, we are able to compare outsourced prices and make suggestions for affordable, yet quality vendors. In the past, this has proved to be beneficial for Nauru Tower in decreasing association costs while allowing us to allocate idle funds to other areas of the building that we may have never been able to renovate. In addition, this partnership also guarantees that vendors are performing at optimal levels in regards to servicing our building.

Here are a few examples of how management has been able to decrease charges made to the association:

- In House Maintenance on Various Projects
- Service Contract Renegotiations
- Chiller and Cooling Tower Retrofit Projects
- Worker's Compensation Claims (Constant safety training, prevents claims)
- Salt Water Pool
- HECO Energy Programs

Please be assured that your interests have always been at the forefront of our minds and we will continue to scrutinize our operating budget while maintaining a first class operation. We look forward to the coming year and Nauru Tower's 13th anniversary.

HONOLULU MARATHON 2004

The Honolulu Marathon is currently the third largest marathon in the world and we are proud to be a part of it. The race is scheduled to start at 5:00 am on Sunday, December 12, fronting the Hokua project. On that day, access to Ala Moana Boulevard will be restricted from 12:30 am until 7:00 am. Security personnel will be on site providing assistance and directing traffic to and from Nauru Tower through the lower 2A gate. This gate (which is normally secured for authorized vehicles only) will be accessible and will lead vehicles to Pensacola / Waimanu Street. Please exercise caution while driving through this tunnel.

As always, thank you for your continued support and cooperation. If you have any questions please feel free to call this office for more information. We look forward to an exciting race!

SPECIAL ASSISTANCE FOR ELDERLY & DISABLED RESIDENTS

Nauru Tower is pleased to offer additional support to our elderly and disabled residents. In the event that assistance is needed, please don't hesitate to contact Nauru Tower Security at 592-1203. *Every effort will be made to accommodate all requests, however, expect delays in the event of a building emergency.*

HALLWAY AIR CIRCULATION

As a reminder, fire code compliancy requires all units to keep their front door closed at all times, except during entrancing or exiting of the unit. Our hallways are pressurized from air conditioning outlet vents located on each floor's elevator lobby ceiling. The positive air pressure is intended to create a flow of fresh air which enters each apartment through the bottom front door envelope. The air circulates through the apartment and is then drawn up and released through the bathroom exhaust vents, and kitchen range vent. The exhaust vents are constantly drawing air up the common exhaust shaft. Our circulation system is most effective when all apartments on each floor have their windows and front doors closed and are using their air conditioning units. When windows and doors of units are opened, the balance of air pressure within the hallway of the respective floor is disrupted. These disruptions are what cause new patterns of air circulation, which draw air out from apartment door envelopes along with cooking and cigarette odors.



(Top Row : L-R) J.B. Brown, JoAnn Ambrose, Tori Milovale, Ngai Brash, Arnold Kamaile, Shane Tau, Kawika Hughes, (Bottom Row: L-R) Koa Fernandez, and Tau Muagututia



Mason "Woody" Woodby
(Leave of Absence)



(L-R) Marcelo Tejada, Fernando Butay, Remy Foronda, Ally Apilio, Natividad Garnace, and Coly DeloSantos