



# NAURU TOWER

*First Class Elegance*

Residential Manager, Duane A. Komine ARM® 592-1200 592-1208 (fax)  
 Assistant Manager, Julio A. Guillermo Jr. ARM® 592-1203  
 Administrative Assistant, Crystal Hung 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\*

## MESSAGE FROM THE PRESIDENT



Ala Moana Entrance / Exit

We are very pleased that the first phase of renovations at Nauru Tower is completed and the front entrance / exit on Ala Moana Boulevard is now open. Building crews are currently working on the Ewa side of Nauru Tower, constructing an emergency fire lane. Discussions are still ongoing about the route of access to the delivery / loading dock and the lower level parking structure. Therefore, removal of the Pensacola / Waimanu ramp exit will not occur until these talks are resolved. We will maintain continuous service for deliveries, disposal trucks, and “oversized vehicle” parking in the lower parking level. As soon as agreements are reached concerning the lower level routing and the timetable for construction, announcements will be made in our next newsletter and on posted notices throughout the building.



Fire Lane Construction

At this time, I also want to take this opportunity to thank the staff of Nauru Tower for the exceptional job that they have done on repainting and repairing the 3<sup>rd</sup> floor bridge during the closure of the Ala Moana entrance. The bridge was repainted, the side grates were repaired and repainted, and the new waterproof deck coating was applied. This in-house job was done professionally by our own maintenance crew. Emilio Alvarez in particular, deserves our appreciation for his extra hours and efforts, which has significantly decreased added expenses for the association.

- John A. Breinich



Bridge Renovation 2003

## HOKUA PROJECT DEVELOPMENT

A total of six neighboring structures located at the Ewa side of Nauru Tower are scheduled for demolition to make way for the new Hokua Project Development. The structures are as follows:

- 7-11 Store
- Aloha Gas
- Triple-A Building
- Former KITV-4 News Station
- Ward Garden Office Court Complex
- Panya Bakery Building

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During the course of the demolition process, high decibels of adverse noise will be occurring. These noises will be due to the use of heavy equipment mounted by hydraulic hammers or hoe rams. The use of this specialty equipment will be restricted from 9:00 AM to 5:30 PM, Monday through Friday.

Although there is no way to avoid this inconvenience, we sincerely appreciate your understanding and cooperation during this time. We apologize for any inconveniences this may cause. Concerns may be addressed to Island Demolition at 839-5522.





Air Nauru

## 2nd Annual Nauru Tower Golf Classic 2003

*Monday  
November 10, 2003  
Honolulu Country Club*

*We hope to see you there!*

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



*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*

## AIR CONDITIONING UNITS

Our semi-annual air condition maintenance commenced on September 30, and will run through October 31, 2003. 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.



Typical Corrosion

## 2nd ANNUAL NAURU TOWER GOLF CLASSIC

This year, the Nauru Tower Golf Classic will be held on Monday, November 10, 2003, at the Honolulu Country Club. If you are interested in volunteering or being a participant, please contact Duane A. Komine, ARM® at (808) 592-1200 or e-mail him at [nauru@aloha.net](mailto:nauru@aloha.net). Deadline for registration is November 3, 2003.

This event is aimed at raising money for charitable organizations as well as being a perfect opportunity to meet fellow golfers and neighbors at Nauru Tower. Directly following the tournament, a banquet will be hosted to announce the winners, awards and fabulous door prizes.