



Allure Waikiki

Association Office

Monday - Friday

8:00 a.m. - 6:30 p.m.

General Manager

Leland Nye

(808) 983-3906

(808) 983-3916

leland@allurewaikiki.org

Assistant General Manager

David Ho

(808) 380-6909

david@allurewaikiki.org

Executive Assistant

Violet Kaneshiro

(808) 983-3916

(808) 542-3322 (cell)

violet@allurewaikiki.org

Management Company

Hawaiiana Management Co.

711 Kapiolani Blvd., Suite 700

Honolulu, HI 96813

(808) 593-9100

Management Executive

Kim Akana

(808) 593-6354

kim@hmcmtg.com

EVENTS

allure

On Going Events:***Mother's Day - Sunday, May 14th***

Waikiki Neighborhood Board Meeting Is held on every 2nd Tuesday of the month at Waikiki Community Center, 7:00 p.m.

Honolulu Farmer's Markets:

KCC Farmers Market: Tuesdays 4p—7p, Saturdays 7:30 a—11a

Honolulu Farmers Market: Neal Blaisdell Concert Hall,

Wednesdays 4p—7p

Kakaako Farmers Market: Ward Warehouse, Saturdays 8a—12n

Aloha Tower Farmers Market: Wednesdays 11a—1:30 p

**Easter Egg Hunt 2017**

Thank you all for participating in our annual Easter Egg hunt and visiting our Easter bunny! Hope you enjoyed it!

PROJECTS - BEFORE & AFTER

Before and After of the seal coat project of our driveway



Refinished the wood on the recreation deck



Purchased new tables for chaise lounges



Re-painted the round tables in the lobby



Salvation Army Bin



UPDATE

ELECTRIC VEHICLE LOTTERY

After performing a load assessment on our transformer, we only have space to allow two (2) level electric vehicle charging stations. To be fair to all owners, we created a lottery so everyone will have an equal chance to install an electric vehicle charging station. Please stop by the front desk or email management for a lottery form. The lottery will be held at the next Board of Director's meeting October 24, 2017. You **MUST** fill out the lottery form **before the lottery date** and submit to Management to have a chance to be selected.



Spectrum also known as Oceanic Time Warner Cable plans to improve our high-speed data service reliability. To improve our high-speed data service, we will need to upgrade the cable equipment in all units. Once we get a schedule, we will try and coordinate with all owners to upgrade your equipment at no charge. More details will soon follow.

REMINDERS

LOCKBOXES

Please remember to register your lockboxes at the Manager's Office. There are a few lockboxes hooked on our rack that are not registered. Registered lockboxes should have a blue tag as pictured.



SALVATION ARMY DONATION BIN



Located in the loading zone.

Only clothing and small household goods in plastic bags or cardboard boxes will be accepted. All other items including furniture **MAY NOT** be left in the trash bin/recycle bin area. Residents are responsible to arrange for a special pickup, or residents may drop off their donation at the organization of choice.

The following is a list of a few organizations:

Salvation Army Hawaii

Goodwill Hawaii

Big Brother Big Sisters Hawaii

Savers

Helping Hands Hawaii

YOUR VOTE COUNTS



**WRITTEN CONSENT TO AMEND THE DECLARATION
REGARDING THE MINIMUM RENTAL PERIOD**

OWNER'S NAME(s): _____

APARTMENT NO(s): _____

PLEASE MARK YOUR VOTE FOR OR AGAINST THE PROPOSAL IN THE BOXES PROVIDED AND SIGN AT THE END OF THIS CONSENT.

PROPOSED AMENDMENT TO DECLARATION REGARDING MINIMUM RENTAL PERIOD:

Rationale for the Proposal

The Board proposes to amend the "Declaration of Condominium Property Regime of Allure Waikiki" to require that all rentals of units be for periods of not less than 180 consecutive days. The Board believes that this amendment will help control the turnover of occupants at Allure in order to restore it to a luxury residential property and less like a hotel.

Please indicate below your decision on the Board's proposal to amend the Declaration as stated in the enclosed "Text of Proposed Declaration Amendment." Pursuant to Hawaii's Revised Statutes Section 514B-32(a)(1) and Section 8 of the Declaration, if at least sixty-seven percent (67%) of the common interests at Allure Waikiki give their written consent to the enclosed amendment, two (2) officers of the Association are authorized and directed to record an appropriate document in the Bureau of Conveyances of the State of Hawaii to make this Declaration amendment effective.

I AM IN FAVOR OF PROHIBITING RENTALS FOR PERIODS OF LESS THAN 180 CONSECUTIVE DAYS. ☐

I AM AGAINST THE PROHIBITION. ☐

I/We, the owner(s) of the apartment(s) listed above, have marked the boxes to indicate my/our decision on the proposed amendment.

Signature _____ Signature _____

(Print Name) _____ (Print Name) _____

Dated: _____ Dated: _____

RE: Proposed Amendment to Declaration Regarding Minimum Rental Period

Aloha Allure Waikiki Owners,

You recently received a hard copy letter regarding the extension of our minimum rental period from 30 to 180 days. The Board believes this change would keep Allure Waikiki in the same caliber with other luxury residential buildings in town, lead to more competitive resale prices and higher value tenants, and protect owner investments.

Based on experience, the Board believes short term renters may be less respectful of common property and unit interiors. Those damages can lead to higher maintenance costs and increased monthly fees for everyone. In addition, short term renter behavior may be offensive to long term residents, which could lead to decreased property values and lesser appeal to high quality renters. Agents who represent both potential buyers and renters have verbally validated misperceptions regarding Allure Waikiki as being less desirable compared to other luxury condos because of the short term rental policy, sending their stronger clients to other buildings.

We need your help to protect our building and maintain its value. We ask that you please vote in favor of this amendment as soon as possible. Our Board would be honored to speak and/or meet with you. You are our priority and we are working hard to maintain our property value for years to come.

Thank you and Aloha. Sincerely,

FOR THE BOARD OF DIRECTORS OF ALLURE WAIKIKI AOUE