

# Kalele Kurrents

## The Holidays are Approaching!

When I lived on the Mainland, I always loved the Fall as it marks the beginning of the Holiday Season and the farmers markets with their last crops of the year.

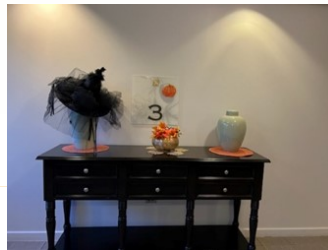


These memories inspired me to take a stroll through the community gardens behind Building 2.

I ran into some of our residents who were hard at work, and they told me how much they loved being outside and the camaraderie formed with their fellow gardeners. I'm just hoping they organize another potluck soon!

The arrival of Fall and Halloween leads me to remind everyone that there is no Trick or Treating allowed at Kalele Kai but there are a lot of family friendly things to do just check out [Things to Do - Honolulu Magazine](#).

But while trick or treating is not allowed I do know where you can find some candy!



And as we approach Christmas I have a fun announcement I'll reveal in the next newsletter but be sure to mark your calendars for Saturday December 10 for the annual Hawaii Kai Christmas Boat Parade, the Marina staff promises it will be a banner year!

Rosalind Hamby, President

Board of Directors



### Inside this issue

- Solar Photovoltaic Activity ..... 2
- A Shocking Surprise..... 2
- Reminders..... 2
- Inflation ..... 3
- Bulk Trash ..... 4
- Spotlight ..... 5
- Random Thoughts ..... 6



## Solar Photovoltaic Activity

**I**n 2019, our Board began planning the installation of a solar photovoltaic (PV) electricity system at Kalele Kai. Investors who could qualify for tax benefits not available to our condo association would build and maintain this system at no cost to us, and would charge us an electricity rate considerably lower than Hawaiian Electric's rate (currently 11.5¢/kWh vs. 42.1¢/kWh!). In late 2021, our PV system began producing electricity to supply our common area electricity circuit (A/C chillers, elevators, roof ventilation fans, lighting) with final regulatory approval expected by year's end. Fortunately, we have been allowed to operate our PV system without final approval for all but about 2 weeks. As a result, our electricity cost savings are projected to be \$156,000 in 2022 growing to

\$177,000 in 2023! This will help minimize the effects of high inflation on our budget and the resulting upward pressure on our maintenance fees. The predicted devastating effects of climate change are becoming obvious, so installing a PV electricity system at Kalele Kai is a win-win for our owners and for our environment. The timing of our PV installation couldn't have been better!

Mahalo,

Art Isbell, Chair Energy Committee

*"As a result, our electricity cost savings are projected to be \$156,000 in 2022 growing to \$177,000 in 2023!"*

### Reminders

**If you have not submitted your ballot on the "Non-Smoking Initiative" please come to the office and obtain one – Mahalo – Every Vote Counts!**

\* If you are planning on taking a trip for an extended period, please inform the management office

\* New car or just don't have a parking sticker, please come to the management office, and register your vehicle.

\* Please take a moment to review the House Rules as there have been some recent changes. The House Rules are posted on the website

\* If you own a boat or kayak, remember you need to register with the Hawaii Kai Marina Association after the New Year to get a sticker for 2023.

## A Shocking Surprise

I don't know about you but when I opened my HECO bill last month my jaw hit the floor. I was expecting the much-publicized seven percent increase but my increase was over three times that! Let's explore some ways to cushion to the pain.



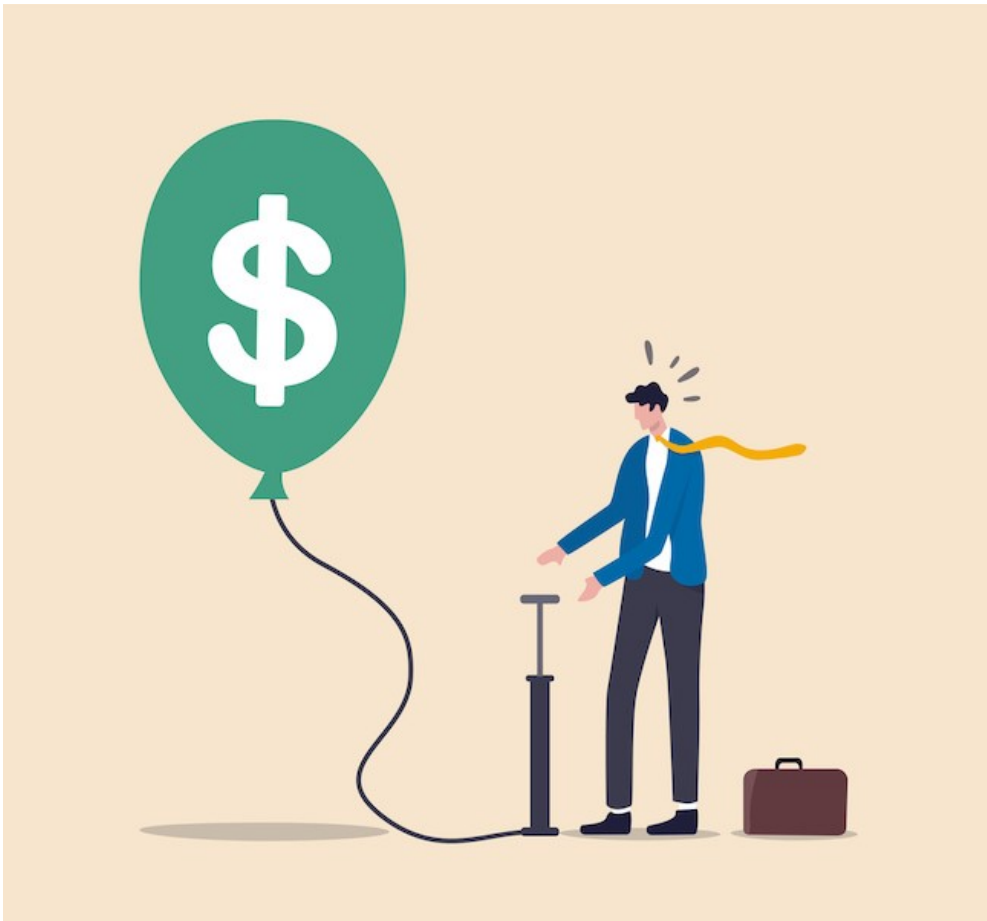
· Use timers to cut back on unnecessary waste. Many things that use lots of energy like your water heater, cable box, computer station can be automatically set to stop drawing power for hours overnight simply by setting a timer.

· Opt for fans over air conditioning where possible. Ceiling or pedestal fans use only 1% of the energy that air-conditioning does — that's like paying \$4/hour for the AC versus 4 cents/hour for the fan.

· Switch to high-efficiency shower heads, which help reduce your hot water usage.

· Change your lighting to LEDs, which use 90% less energy than traditional incandescent bulbs and last 25 times longer. The average single-family home has 30 to 40 lightbulbs, so don't forget to change them in places like the garage, above the stove, or bathroom vanities.

When purchasing appliances, always look for the ENERGY STAR symbol. There are many products that have earned the certification, which means they are designed to reduce energy usage by 10% to 20% on average over other models. For more information on cost and energy savings, head to [HawaiiEnergy.com](http://HawaiiEnergy.com).



## Inflation

**A**nyone who fills up their gas tank or goes to the market for groceries is aware of the effects of inflation. In preparation for the Kalele Kai budget, we contacted all our service providers to avoid surprises next year. The increases were in the 5% to 10% range, some higher, none lower. This is an addition to increases already incurred this year.

Calling to replenish our supply of air conditioning filters which we sell to for your convenience we received some very bad news. The price we were going to be charged is nearly double for what we sell them. Luckily, Anna was able to source them from another vendor, **but we will still need to increase the cost to \$30 for filters for the three-bedroom units and \$35 for the two bedroom units.**

To quote Will Rogers: “Invest in inflation; it’s the only thing going up”

## Kalele Kai BOD

### Officers

Rosalind Hamby	President
Todd Light	Vice-President
Mark Hertel	Secretary
Paul Jordan	Treasurer

### Directors

Jim Propotnick  
Mike McCormick  
Art Isbell  
Bill Oberlin  
Hugh Hazenfield

### Committees

Buildings  
Energy  
Finance  
House Rules  
Landscaping  
Security

### Chair

Mark Hertel  
Art Isbell  
Paul Jordan  
Hugh Hazenfield  
Todd Light

The Board welcomes volunteers to serve on committees, if you are interested in serving your community, please contact our office.

### General Manager

Bill Comstock (808)-395-0431  
gm@kalelekai.com

### Assistant General Manager

Anna McLain (808)-395-0431  
agm@kalelekai.com

### Managing Agent

Hawaiiana Management  
(808)-593-6362

### Property Manager

Rocksford Takamatsu  
rocksford@hmcmtg.com

## Calendar

October 27th—**IN PERSON** Board Meeting @ Cabana, 6:30 PM.

November 24th—Thanksgiving Day. Management, Maintenance and House-keeping Closed.



## Bulk Trash

Some residents might have noticed that the designated bulk trash area in building 3 is now enclosed. We had no choice but to do so because we simply were not able to keep up with the City and County's 20 items per month limit. More than 20 items were dumped each month, causing there to be a backlog of furniture, appliances and other items left in the area.

We have implemented some changes to the bulk trash dumping area due to this City & County 20 items max restriction and most importantly, to ensure that our maintenance crew does not get injured while moving dangerously heavy items.

The items you will find below are items that are prohibited from being dumped in the bulk trash area (or anywhere else on property). **Building 3 bulk trash area is the designated dumping site for all three buildings.** Building 1, 2, and townhouse residents are prohibited from dumping bulk trash inside their building's trash room.

Before you take your bulk trash to building 3, **you will need to speak to management or security.** We will verify that the items are on the approved list, and will unlock the cage for you. You will have to make your own arrangements for items that are not included on the list.

If you are changing out an appliance, have the contractors remove it (usually for a minimal

fee). If you need help finding a company to remove your items, please contact us and we will do our best to help you find someone.



## List of Prohibited Items



### APPLIANCES

Refrigerators, ranges, ovens, dishwashers, washing machines, dryers, wine chillers, freezers, water heaters



### REMODELING ITEMS

Toilets, bathtubs, counter tops, kitchen & bathroom cabinets, carpeting or rugs larger than 4' x 6'



### FURNITURE

Mattresses, box springs, furniture heavier than what can be carried by two persons, buffets, China cabinets, larger storage units, entertainment centers, large headboards, chaise lounges



### MISCELLANEOUS ITEMS

Electronic items incl. TVs, computers, printers, microwaves, petroleum products, motorized vehicles (including mopeds), propane tanks, vehicle batteries

***A fine will be assessed to those who discard items in the area without prior approval from management.***

## This Issue our Spotlight Shines on...

Jim Propotnick

---

**S**o how does a man born in Hibbing Minnesota, a town that has an average yearly temperature of 37 degrees, goes to college in Bemidji, Minnesota, the “Curling Capital of the United States” and finally is the man who sets up the first legal presence at the South Pole end up living at Kalele Kai? James “Jim” Propotnick managed it, that’s who. Jim is one of the original owners and was elected to the first Board back in 1997 and has served on each Board since.

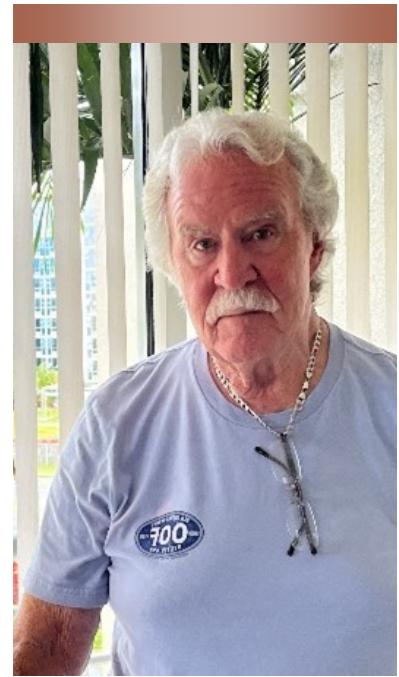
Jim was born in Hibbing Minnesota. He enjoyed the outdoor life, did well in school. In high school he worked in the mines to earn tuition money for college but still found time to play bass guitar in the rock and roll band, The Rockets. One of his band mates, Bob Zimmerman found a bit of fame later in life. In fact, you may have heard of him after he changed his name to Bob Dylan.

Jim studied accounting and business at the University of Minnesota at Bemidji. There he fell into a side job as a private investigator for the Pinkerton Detective Agency. Upon graduation Jim joined the Criminal Investigation Division of the IRS. One of his first assignments was to go undercover and infiltrate a branch of organized crime. Remember, Al Capone was sent to prison for tax violations. The assignment was a huge success but testifying blew Jim’s cover and he envisioned himself spending a career in an office reviewing tax returns. Luckily the assignment brought Jim to the attention of one of the joint agencies involved in the bust – the US Marshall Service. They were interested in Jim and Jim was interested in them because they appeared to “have a lot of fun”.

Jim was based in L.A. but traveled the world with the Marshall Service. In 1980, the US Marshall Service in Honolulu had a bit of a scandal and needed housecleaning. Jim was chosen for the position (he modestly claims because he had no kids living with him) and served as the Hawaii Chief Deputy until retirement. Upon his retirement he became a Private Investigator, but that job was short-lived because when Linda Lingle was elected Governor of Hawaii in 2002, she appointed Jim, Deputy Director of the State’s Sherriff’s Service and head of her personal detail. Jim served the Governor for both of her terms.

Jim’s first residence when he moved to Honolulu was in Waikiki in the apartments at the Hilton Hawaiian Village where his neighbors included Don Ho, John Hillerman of Magnum PI fame, and Charo. After several years of renting a friend of his in real estate convinced him that he was throwing away his money by renting and that he needed to buy. Jim was one of the first to buy into Kalele Kai, in fact his original mortgage was held by the developer Jeff Stone.

I asked Jim what he was most proud of after serving for 25 years on the Board and he answered that he thought Kalele Kai is as beautiful today as the day he moved in.



## Random Thoughts with Bill Comstock

There has been an alarming increase in things about which I know nothing

If attacked by circus people, go for the juggler

Abstinence is a good thing if practiced in moderation

The things you say about others; say a lot about you

My reality check bounced

Bigamy is having one spouse too many; so is monogamy

Truth exists; only lies are invented

Some days they are all the wrong side of the bed

Remember, always be sincere, even if you don't mean it

Despite the high cost of living, it still remains popular

Raising your voice doesn't improve your argument

Dear Karma, I have a list of people you missed

Halloween is right around the corner. You can tell because all the stores are decked out for Christmas

AOAO Kalele Kai  
1 Keahole Place  
Honolulu, HI  
96825

Management Office Hours  
Monday—Friday 8:00 AM—5:00 PM  
Office Phone: 808-395-0431  
Security: 808-232-4821



Maintenance, Housekeeping and Management with our newly designed uniforms.