



HAWAIIAN PROPERTIES
Building Relationships that Last

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**AOAO KAPIOLANI MANOR, INC.
2025-2026 MAINTENANCE FEE
(EFFECTIVE NOVEMBER 1, 2025)
JULY 2025**

Dear Homeowner:

The Board of Directors have reviewed the operating budget and reserve study and determined that an **INCREASE** in maintenance fees is necessary for the next fiscal year. The board has found that it is necessary to increase fees due to inflation, higher insurance premiums and to maintain a healthy Reserve Fund for future capital reserve projects.

Therefore, effective November 1, 2025 the maintenance fees will increase 41.43%. A maintenance fee schedule is attached for your review and records.

Enclosed are the approved monthly Operating Budget, Maintenance Fee Schedule, and Reserve Study. The Budget was prepared on a Cash Basis of accounting. New payment coupons are enclosed if you mail your payments to our Lock Box system. If your payments are made automatically through our "SurePay" system, no changes are necessary.

Owners, please remember that the use of Townsq is mandatory for all owners. Owners must register tenants on the portal. In addition, the yearly mandatory registration is required for all owners to turn into the site office no later than December 30, 2025. After that date, violations and fines will be sent out to those owners not in compliance. These forms are required by our governing documents to keep accurate records of who is living in the building and also for contact in case of emergencies.

As a reminder, it is mandatory that owners maintain Homeowners insurance, commonly referred to as an "HO-6" policy. Policy should be sent to the Insurance Agent. The current deductible on the Association's policy is \$75,000.00 for all property damage losses excluding hurricane. Please review your HO6 policy to ensure you have adequate coverage and feel free to contact the AOAO's insurance agent Insurance Associates, Inc. at (808) 538-6938 if you have any questions or need a quote for an HO6 policy.

Sincerely,

**FOR THE BOARD OF DIRECTORS
AOAO KAPIOLANI MANOR, INC.**

Peggy LeBeau

Peggy LeBeau, CMCA, AMS
Community Portfolio Manager