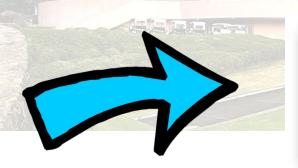


## FOLLOW US





Facebook.com/CCMMAUI



FOLLOW US ON SOCIAL MEDIA

# 2026 Board of Directors

President | Sharon Heritage
Vice President | Elaine Gascon
Secretary | Christine McGuire
Treasurer | Lisa Cano
Director | Maxwell Kopper
Director | Della Nakamoto
Director | Melanie Alexander
Director | Robert Miskae
Director | Jeff Roberts
Emeritus | Al Andrews
Hot Topics Chair | Tom Boomer
Newsletter | Maxwell Kopper (Chair)
Elaine Gascon (Editor)

Seminar Coordinator | Eunise Kunishige

## Message from the President

Aloha Community Council Members and Sponsors,

You asked .... We listened!

2026 begins with an exciting series of seminars designed to strengthen our community leadership:

Feb 13 – Parliamentary Procedure

Mar 20 – Insurance topics including deductibles and D&O coverage

**Apr 24** – Technology in community associations

We have an excellent roster of speakers for each—be sure to save the dates! A warm welcome to our newest Board Members: **Melanie Alexander** of Hawaiiana and **Jeff Roberts** of The Ironwoods. They've already hit the ground running, and we're thrilled to have their expertise and energy on our team. Our Sponsors make it possible for CCM to deliver education, resources, leadership opportunities, and meaningful connections. Thank you for investing in yourself and helping us foster stronger, more collaborative communities.

As we look ahead, let us reflect with full hearts on how blessed we are to have such amazing family, friends, members and supporters.

I hope you have a wonderful Holiday Season!

Mahalo,

Sharon Heritage

FRONT COVER	Follow us on Social Media!
Page 2	2026 Board of Directors
Page 3	President's Message
Page 4	Table of Contents
Page 5	SAVE THE DATE: 2026 Seminar Dates
Page 6	Hawaiiana Management
Page 7	Submit an article today!
Pages 8-9	Submetering: Saving Money and Water Across Hawaii Communities Tyler Law, Ikehu Utility Solutions
Page10	Maui Mix: Lisa's Yummy Spinach Dip Lisa Cano, CCM Director
Pages 11-13	COSTALGARD Impact-Rated Windows + Doors Coastal Windows
Pages 14-16	Mahalo Platinum Sponsors



# SAVE the DATE 2026 Seminar Dates

February 13
March 20
April 24

September 11
October 16
November 20

## WELCOME TO 360° DIGITAL LAUNDRY SOLUTIONS

Ensure unparalleled reliability, security and industry-leading uptime and performance. Unlock the full potential of digital laundry today:







## We are here for you!

Supporting communities where your best memories grow.

For more information on our award-winning services, contact:
Mele Heresa, CCIM, CPM, Real Estate Broker RB-21752
Email: meleh@hmcmgt.com | Phone: 808-593-6827 | www.hmcmgt.com



## SUBMIT YOUR ARTICLE TO GET FEATURED IN AN UPCOMING NEWSLETTER!

For more information or to submit an article, contact:

info@ccmmaui.com or mkopper@hawaiilegal.com

## Submetering: Saving Money and Water Across Hawaii Communities

For property managers and board members, reducing operating costs while promoting sustainability is always a priority. One proven solution achieving both goals is utility submetering.

#### The Power of Submetering

Submetering involves installing individual meters for each unit within a property, allowing for precise measurement of utility consumption (be it water, gas, or electricity). This approach ensures residents are billed based on their actual usage, fostering accountability and encouraging conservation.

National studies have demonstrated that submetering can lead to significant reductions in utility consumption. For instance, properties equipped with submetering systems have reported water usage reductions ranging from 15% to 39%. This not only benefits the environment but also translates to substantial cost savings for property owners and residents alike.

#### Hawaii's Unique Landscape

In Hawaii, where natural resources are both treasured and finite, the importance of conservation cannot be overstated. According to data from the Department of Board of Water Supply (BWS) and the Commission on Water Resource Management (CWRM), Hawaii's average resident water consumption ranges between 151 and 200 gallons per day. Submetering directly supports Hawaii's goals of reducing consumption and protecting its limited freshwater resources.

Moreover, Hawaii's legal framework supports the adoption of submetering and Ratio Utility Billing Systems (RUBS), provided that property owners do not profit from the utility billing. This regulatory environment facilitates the transition to more efficient utility management practices.

#### **Financial Implications**

Beyond conservation, submetering offers compelling financial benefits. By accurately attributing utility costs to each unit, associations can stabilize budgets and strengthen overall financial performance. For example, a property with 100 units and an average water bill of \$7,000 per month could see an increase of up to \$2,100 in monthly revenue after implementing submetering. These improvements not only reduce operating risk but also promote fairness and accountability among residents.

Additionally, the return on investment (ROI) for submetering installations is notably swift. Many properties recoup the initial costs within 12 to 18 months, making it a financially sound decision for long-term asset management.

#### **Partnering with Ikehu Utility Solutions**

At Ikehu Utility Solutions, we specialize in providing comprehensive submetering and utility billing services across Hawaii. Our team ensures a seamless transition by handling everything from system installation to resident communication and billing. With wireless meter reading and state-of-the-art billing systems, we offer accurate, efficient, and transparent utility management solutions.

Embracing submetering is more than a cost-saving measure; it's a commitment to sustainability and responsible resource management. By investing in submetering, properties not only enhance their financial performance but also contribute positively to Hawaii's environmental stewardship.

For more information on how submetering can benefit your property, contact Ikehu Utility Solutions at (808) 800-3980 or visit our website at ikehusolutions.com.

#### Submetering: Saving Money and Water Across Hawaii Communities

#### **Partnering with Ikehu Utility Solutions**

At Ikehu Utility Solutions, we specialize in providing comprehensive submetering and utility billing services across Hawaii. Our team ensures a seamless transition by handling everything from system installation to resident communication and billing. With wireless meter reading and state-of-the-art billing systems, we offer accurate, efficient, and transparent utility management solutions.

Embracing submetering is more than a cost-saving measure; it's a commitment to sustainability and responsible resource management. By investing in submetering, properties not only enhance their financial performance but also contribute positively to Hawaii's environmental stewardship.

For more information on how submetering can benefit your property, contact Ikehu Utility Solutions at (808) 800-3980 or visit our website at ikehusolutions.com.



Tyler Law, CEM, is the President of Ikehu Utility Solutions, a Hawai'i-based company specializing in utility submetering, billing, and cost recovery. Under his leadership, Ikehu has helped more than 120 communities across Hawai'i and the mainland modernize infrastructure, improve billing accuracy, and strengthen operational efficiency. With over 14 years of experience in metering technology and utility rate analysis, Tyler continues to guide the Ikehu team in delivering innovative, cost-effective solutions for property owners and associations.

## Lisa's Yummy Spinach Dip

By Lisa Cano

#### **Ingredients**

- 1 package of Knorr's Leek Soup Mix
- 2 packages of frozen spinach dip (defrosted)
- 1 cup of mayonnaise
- 16 ounces of sour cream
- 1 bunch of green onions (chopped)
- 1 round loaf of sourdough bread (center cut out) regular loaf of sourdough bread (cut into 1" squares)
- Mix leek soup mix with spinach, mayonnaise, sour cream and chopped green onions. It's Spinach best when it sits overnight, otherwise at least 2 hours in fridge. I always mix a little more by scraping the bottom of the bowl to make sure all the dry soup mix is mixed in thoroughly.
- Spoon mixture into cut out center round sourdough bread
- Place on a serving platter with enough room to place 1" squares of cut up sourdough bread around bread serving bowl.
- Dip 1" squares into dip like you would chips in dip.

#### FYI, best part is at the bottom of the bowl! Its edible!





CONTACT: Pam Barrett, Marketing Director

Ph: 676.0529 | Cell: 864.4416 | pbarrett@coastalwindows.com

## COASTALGARD by Coastal Windows Impact-Rated Windows and Doors

BY PAM BARRETT
All photos courtesy of Coastal Windows

#### The Risk of Structural Failure in a Storm

Homeowners often underestimate the importance of securing a home's openings against hurricane force winds. Windows and doors are critical components of a building's envelope, allowing for natural light and ventilation to enter the home's interior and providing a scenic view of the outdoors. However, they are also very vulnerable components of the home, because wind forces, wind-driven rain and windborne debris (e.g., tree limbs, rocks, roofing and building materials, outdoor furniture, etc.) can easily penetrate them. Failure of the windows and doors can lead to the catastrophic destruction of homes and property, ranging from water damage to complete structural failure.

Your windows can protect your building's envelope, unless they shatter and break on impact. If the envelope is breached because of window failure, large amounts of water can enter the building and cause damage to its contents and finishes, and potential long-term moisture problems, such as mold growth, rot and structural damage. In addition, high winds can enter causing high internal pressure on the inside of your walls and roof, leading to the loss of your roof and the destruction of your home and property.

#### The Strength of Impact-Rated Windows and Doors

You can protect your buildings door and window openings by installing tested and code-approved, certified impact-resistant products such as **COASTAL**GARD windows and sliding doors. **COASTAL**GARD products are designed and manufactured in Hawaii by Coastal Windows and are specifically designed to provide the highest level of protection against wind pressure and impact from flying debris of a storm.

In order to be impact-rated and certified, **COASTAL**GARD products were required to pass a battery of tests including ASTM E1996, the specification for performance of exterior windows, doors, and impact protective systems impacted by windborne debris in hurricanes. During this launch missile impact test, a 9-pound wooden 2-by-4 is launched at speeds of 50 feet per second at the center of the window and/or



CONTACT: Pam Barrett, Marketing Director

Ph: 676.0529 | Cell: 864.4416 | pbarrett@coastalwindows.com





door unit, and then again at the corners. While the glass is expected to shatter during these tests, in order to pass, it must stay in place and cannot get pushed out of the frame. After impact testing, the unit must resist the cyclic pressure tests of ASTM E1886. The windows and doors are subjected to 9000 cycles of tests, 4500 positive pressure and 4500 negative pressure. During this pressure cycling test, the glass must continue to remain in the window frame.

#### Impact-Resistant Windows vs. Standard Windows

What makes impact-resistant windows so different from standard windows? Impact-rated products such as locally manufactured COASTALGARD windows and sliding doors are actually a "system" of impact resistance that is precisely reinforced to hold up under pressure. Impact-resistant windows and glass doors contain laminated glass made of a flexible, high-strength laminate sheet sandwiched between two specially treated pieces of glass, giving the unit greater strength than standard glass alone. The major benefit of laminated glass is that it remains intact even if shattered, providing a weather barrier that reduces the possibility of total collapse due to high internal pressure.

Equally important as the strength of the glass, is the strength of the unit's frame. An impact-resistant unit is tested as a complete unit. That includes the glass, the frame, as well as the attachment hardware and the installation method. The COASTALGARD system in this case, is constructed with a high-performance vinyl frame that is thermal-welded for strength and seal, and utilizes a superior system of glazing and sealant to be airtight and watertight.

Impact-resistant units should always be installed following the manufacturer's recommendations. The installation of impact-rated windows and glass doors, eliminates the last minute need to board up window and door openings with plywood or storm shutters when a hurricane advisory is issued.

#### More than Storm Protection

The benefits of **COASTAL**GARD impact-rated windows and doors reach far beyond battling wind-borne debris in the event of a hurricane. Impact-resistant products provide year-round, 24/7 protection for both residential and commercial properties.

- Safety and Security—the laminated glass and strong frame not only protects against flying debris, but also provides increased security protection from intruders, thieves and vandals.
- Substantial Solar Heat Control—lets more light in and keeps more heat out, providing yearround comfort and energy savings.
- Maximum UV Protection—blocking 99.9% of the sun's UV rays to help reduce fading of furniture and carpets.
- Significant Noise Reduction—reducing outside noise for a more peaceful and quieter environment inside your home or business.

COASTALGARD impact-rated windows and glass doors are available for new construction and replacement for both residential and commercial properties. They are offered in a variety of styles, colors and finishes to meet the design flexibility needed for most any project. For installations over two-stories, it is advisable that you do your research to be sure the products that you choose are both commercially rated and approved for use in high-rise buildings.

## Mahalo to our 2025 Platinum Sponsors





Allana Buick & Bers

**Ameritone Maui** 



Associa Hawaii



**Atlas Insurance Agency** 



Bank of Hawaii



Berding & Weil LLP

## Mahalo to our 2025 Platinum Sponsors





Bergeman Group

**Coastal Windows** 



Da Kine Paints LLC



Destination Maui, Inc.



First Citizens Bank



First Onsite

### Mahalo to our 2025 Platinum Sponsors





Flood Pro Hawaii

Hawaiian Telcom



Hawaiiana Management Company, Ltd.



**Ikehu Utility Solutions** 



**Insurance Associates** 



John H. Connors Insurance

## Mahalo to our 2025 Platinum Sponsors



Kasdan Turner Thomson Booth LLLC



Kawika's Painting, Inc.



Kokua Realty LLC



Maui Disposal





Porter Kiakona Kopper LLP

**Premier Restoration HI** 

### Mahalo to our 2025 Platinum Sponsors





Sagewater

Structural Concrete Bonding & Restoration Inc.



Spectrum



Waste Pro Hawaii LLC