

**Office Address**

**84-786 Ala Mahiku St**

**Waianae, HI 96792**

**Phone 808-695-9566**

**Fax 808-695-7217**



## **NEWSLETTER**

**January- March 2020**

**MVP Office Hours**

**Mon, Wed, Thurs, Fri**

**8am - 5pm**

**Tues 8am - 6pm**

**Closed on Sat and Sun**

[mvpadmin001@hawaii.rr.com](mailto:mvpadmin001@hawaii.rr.com)

# **Solar Electricity Project**

Dear MVP Community,

2020 will usher in significant changes to our community. The Board, after over a year of research and negotiations, have entered into an agreement with Koloa Energy Developments, LLC (KED), the funding arm of local energy company, Hawaii Unified Industries, LLC, to create a micro grid Photovoltaic (PV) system on the roofs of our complex. The energy generated from this system will provide enough energy to cover the Common Area Meter (CAM) electricity used by the Association and a portion of the total energy consumption by all the Homeowners. Currently HECO is charging an average rate of \$0.32 a kWh and our new system will be fixed at \$0.28 a kWh for the next 25 years. This may not sound that great at present but down the road it will play a major role in our expenses.

You may have read in the news that our governor has directed our state to be 100% on alternative energy by 2045. HECO is now working towards that goal and must refit most of our island's electrical infrastructure. As more and more people add PV to

their homes it makes a smaller and smaller pool of HECO users that must pay for the improvements. So, all of those that do not generate their own solar energy will likely see significant increase in their bill as the years roll along. MVP being a nonprofit is unable to take advantage of all the rebates and tax incentive available to a for-profit organization. That is why MVP started looking and finalized an agreement with an organization that can provide the electricity our Association needs to operate and to also assist MVP Homeowners with an alternative energy source at a lower rate than HECO is offering.

In addition to the PV System KED will be installing 29 new heat pumps and a solar hot water system that will work to reduce the heat pump use during day light hours this will reduce electrical consumption (which is one of the largest uses of electricity) for the Association. In addition, water tanks and hot water mixers and other measure will be taken to make our hot water system the most efficient system possible.

Prior to the installation of the PV system, KED will pay for all the flat roofs to be resealed by Hawaii Unified with a new sealant that will provide a 50-year warranty. The PV panels will be primarily on the flat surfaces and should be nearly invisible.

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Hawaii Unified will also install a 3,500-kWh battery system to provide electricity to the Association and Homeowners during the evening hours. It is estimated that we don't have enough roof space to provide enough electricity to cover all the expected consumption but probably about 70%. The balance of the electricity will be provided by HECO.

Initially, engineering, design and permitting need to occur before Hawaii Unified mobilizes any construction crews for activities on MVP property. Regular progress updates will be provided to owners as the project progresses toward an actual set construction date. Next, a great deal of construction will commence: trenching lines, roof improvements, rack installations, wiring a new meter system, a solar thermal system, new heat pumps, new water tanks, new battery installations. Once the construction on site is in full swing, all these activities will be going on throughout the property at the same time. At times I'm sure it will be a little bit taxing on all of us.

## How You Can Help...

**In order to accurately predict how much electricity we use as an entire complex, it would be a huge help if you could provide us with a copy of your recent electric bill.** You can blacken out your name, address, even how much you are paying for your electricity. All we need is the unit number and what your unit consumed in electricity that month and for the year. Your monthly electric bill shows what your unit is consuming for the current month, and through-out the year. If you could leave that information on the bill, and email it to [mvpadmin001@hawaii.rr.com](mailto:mvpadmin001@hawaii.rr.com) or drop it off at our office, we would greatly appreciate it.

There will be more newsletters to come explaining how things are progressing and if you have any question please email them to the office and we will respond to them either via email or in the newsletter if enough people ask the same question.

Thank you for your time in reading all this information. We are about to start a new page at MVP that will take our Association to a new sustainable level that other AOAO's only wish they could obtain!

Sincerely,

Greg Sokolowski, Treasurer

## Annual Owners Meeting

Our annual owner's meeting is scheduled for Saturday, March 14<sup>th</sup>, from 9am to 12 noon, at the Ka'aha'aina Café, in the upper level of the Waianae Comprehensive Health Center (Farrington Highway and Ma'ili'ili Road). Sign-in begins at 8:30 am and a light continental breakfast buffet will be available.

This is a great way to meet more of your neighbors, the staff, the board members, and learn more about the Makaha Valley Plantation complex and get an update on how the condo complex has been maintained throughout the past year.

Because the meeting involves voting on items that affect all owners, it is required that a majority of owners (over 50%) are present in order to hold the meeting and make any changes. Obtaining a majority of owners attending the meeting is called "quorum"; if quorum is not met, no voting can take place and the meeting will have to be rescheduled.

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If you cannot attend, you must send in a “proxy” assigning your vote to someone else who will be attending. **The board urges all owners who cannot attend to fax their proxies to 808-566-4110, ATTN: Izzy Bracic . The deadline for sending in your proxy is March 12.** We urge all owners to make every effort to attend this meeting. MAHALO and see you there!

**WE NEED YOUR HELP  
NOW!**

**PLEASE bring or email a  
copy of your most  
recent electric bill to  
the office ASAP.**

**We need to estimate how  
much electricity we all  
use in order to get the  
correct amount of solar  
panels.**

**Our goal is to have a  
complete estimate by  
Feb 15.**

## ***MEET THE STAFF***



Nancy Iokepa  
Administrative Executive

Nancy began working at MVP in 2005 after working as a bookkeeper for a construction company. She was raised in Waianae and graduated from Waianae High School.

You will see Nancy behind the front desk as soon as you walk into the office, handling the invoicing and accounts payable.

She also assists Jolynn when needed.

Nancy enjoys working for MVP because she feels we all work together as a good staff, good residents, and a good board.

Nancy can be reached at the office at 808-695-9566 or emailed at: [mvpadmin002@hawaii.rr.com](mailto:mvpadmin002@hawaii.rr.com)