

Aloha Fellow Owners,

The Board of Directors reminds owners that some of our solar panels, which are the responsibility of the owner rather than the AOA, have started to fail on some units. Owners are advised to have their solar panels serviced every 1-2 years by the solar company of their choice. Most important is replacing the pressure relief valve on the panel—there have been several failures recently.

The AOA attorney suggested, at the ten year mark for Kai Makani, that there are other owner responsibilities which might lead to water damage and owners should be reminded of the life expectancies of apartment "high-risk" components, with the recommendation to have a professional inspect these components BEFORE water damage might occur.

NAME OF COMPONENT	SHOULD BE REPLACED EVERY
1) Water shutoff angle valves	8 years
2) Water shutoff 1/4 turn ball valves	10 years
3) Water supply lines (flex lines) (including kitchen faucet and toilets)	8 years
4) Washing machine supply lines (rubber or braided flex hose)	5 years
5) Washing machine flood check hose	20 years
6) Ice maker plastic tubing	8 years

7) Dishwasher flex line 8 years

8) Toilet wax seals 15 years

9) Dryer vent and sub-duct systems 4 years

10) A/C drip line drain 5 years

Water damage may also cause black mold; water damage may be quite expensive to correct...an ounce of prevention encouraged by your Board.