

HURRICANE SEASON PRECAUTIONS

June 1st officially marks the beginning of hurricane season. Are you prepared? Predictions for this year are for an average season, but we all know how shaky those forecasts can be. Make sure you do what you can to be ready. Here are a few things to keep in mind when preparing for the stormy weather:

- Make sure to have a stash of emergency supplies ready (water, food, first-aid, clothes, batteries, and tools)
- Check your roof for leaks – the roof is the first line of defense when it comes to wet weather
- Create a utility shut-off plan
- Secure attached structures like porch roofs, carports, lanais, and screened rooms – these types of structures are more susceptible to damages via wind and rain
- Devise a family disaster and communications plan
- Gather insurance policies, cards, and other important documents for quick access in case of emergency
- Keep track of valuables, and protect valuable records in a safe, dry place
- Have “hurricane clips” to secure your roof. If you don’t, ask us about having our contractor install them
- And last, but not least, always put safety first!

COMMUNICATION IS KEY

Summer is the season for fun in the sun, and getting away from it all to spend quality time with your family. While some of you may be going on

vacation, we would like to remind you that it is important that we are able to get in touch with you at all times. In the last section we discussed some possible dangers and damages that the hurricane season can bring, so it is imperative that we can reach you during a crisis.

MARKET UPDATE

The market has definitely slowed down. Unless a property is priced correctly it will sit. I’ve recently talked with some of my fellow property managers and they are in the same boat. Two-bedroom units in the \$1600 to \$2000 range are still renting out fairly quickly, while anything over \$2500 is taking longer. The days of automatically raising the rent for the next tenant is over. In some cases we can, but for now, if I can keep the same price, I’m glad. And unfortunately, we have had to reduce some prices. What we want to avoid are lengthy vacancies. I know this can be a hard pill to swallow, especially with rising property taxes, insurance and maintenance fees.

SAYING GOODBYE TO A GREAT EMPLOYEE

One of our beloved employees, Kristin Munar, has recently left Cornerstone Properties. She was an absolutely fantastic asset to our accounting department for two years. We are going to miss Kristin, and wish great things for her future as

she reaches her goals. She will forever be a part of the Cornerstone Ohana.

2016 SCHOOL SUPPLY DRIVE

It’s that time of year once again! We have begun our annual School Supply Drive. All donations received will go directly to nearby Alvah A. Scott Elementary school and into the hands of local keiki. Cornerstone Properties wants to ensure that children have what they need to succeed this upcoming school year. You can be a part of our effort to give children access to essential tools needed for learning! Acceptable items include pencils, pens, crayons, notebooks, folders, rulers, scissors, etc. We have a drop-off station in each of our offices, so if you’d like to participate in this charitable event, please come down and give us a visit!

HAPPY INDEPENDENCE DAY

The Fourth of July is right around the corner! We here at Cornerstone Properties would like to wish you all a fun and safe Independence Day. God bless America!



THE Cornerstone STAFF

Carl Frazier, R, RMP

President & CEO
808-380-4611
carl@cornerstonehawaii.com

Amanda Frazier, R

COO & Property Manager
808-380-4612
amanda@cornerstonehawaii.com

Chelsie Kaleiwahea

Property Manager Assistant
808-485-1044
chelsie@cornerstonehawaii.com

Keli Nakamura

Property Manager Assistant
808-487-0601
keli@cornerstonehawaii.com

Linda Simbre

Senior Property Manager Assistant
808-380-4610
linda@cornerstonehawaii.com

Lucy Pan

Property Manager Assistant
808-484-1103
lucy@cornerstonehawaii.com

Sandy Jessmon, RA

Executive Administrator
808-380-4618
sandy@cornerstonehawaii.com

Shanel Tomisato

Accounts Receivable and Payable
808-380-4615
shanel@cornerstonehawaii.com

Tiffany Kom, RA

Property Manager
808-380-4614
tiffany@cornerstonehawaii.com

Andrew Frazier, RA

Property Manager
808-380-4613
andrew@cornerstonehawaii.com

Aaron Frazier

Property Manager Assistant
808-380-4617
aaron@cornerstonehawaii.com

Melanie Castan

Property Manager Assistant
808-380-4336
melanie@cornerstonehawaii.com

VENDOR SPOTLIGHT

Our go-to insurance agent is Nahoku Ahlo from State Farm. Quite often she can reduce your home owner's insurance. If you like, we can have her give you a quote. Or, feel free to contact her or one of her agents at (808-622-8080) or e-mail her at: nahoku@sfhawaii.com



"This infestation is far more serious than I was anticipating."

Quotes to live by...

- Every Smile makes you a day younger. - Chinese Proverb
- Be transformed by the renewing of your mind. - Romans 12:2

LIKE US ON FACEBOOK!

www.facebook.com/CornerstonePropertiesLLC

Please take the time to write us a good review on Yelp if you're happy with our services :) It would really go a long way. Thank you!!

<http://www.yelp.com/biz/cornerstone-properties-aiea>



QUIZ: NO GOOGLING NOW!

What country has the most official languages?

- A) China
- B) India
- C) Zimbabwe
- D) Singapore

The first person that e-mails Carl at carl@cornerstonehawaii.com the correct answer will win a gift card!

MAHALO FOR THINKING OF US!

Did you know we can help save your friends and family time and money by managing their property? Thank you for keeping us in mind with your referrals and by spreading the word about our services. And remember, for each client you refer that contracts with us, you get one month of free management! Don't go it alone... use Cornerstone!

NEGATIVITY?

Feeling a little negative? Try doing the following to improve your mood:

- Volunteer. Donate a few hours to help your community or give money to a good cause.
- Create a gratitude list. Write down a few things that you are thankful for in your life. Be specific. Tuck the list away and pull it out when you feel a case of the crummies coming on.
- Let the light in. Sunshine lifts and aids in sounder sleep at night.