



November 2018 NEWSLETTER

www.CrestatWailuna.com

IMPORTANT DISTINCTION: WRA = WAILUNA RECREATION ASSOCIATION VS The CREST

Several Crest homeowners have mistakenly contacted the WRA Wailuna Recreational Assn Supervisor, instead of our **CREST PROPERTY MANAGER Agnes Sykes**, at *Hawaiian Properties*. The Crest makes up only 1 of 3, Condo Associations in the Wailuna Recreation Association WRA. Those are the Townhouses, The Heights and the Crest. ***Please follow these simple steps, to ensure your CREST concerns are addressed:***

Contact Agnes Sykes our Sr Property Mgr. Her contact info is ph (808)440-6527 or email Agness@hawaiianprop.com

Provide all the information below.

STATE that you are calling from: CREST AT WAILUNA
HOMEOWNER of RECORD - FIRST & LAST NAMES
ADDRESS
UNIT #
REASON for your call, subject or question
YOUR CALL BACK Contact ph number / email address

WRA is a totally separate entity from our Crest Condo Assn. and manages the recreational facilities. E.g. the tennis courts, meeting locations, pools, jacuzzi's and contracted security force. Contact with WRA Wailuna Recreation Association for Crest Assn issues will not be forwarded & does not substitute or replace appropriate communication with our Crest Property Manager.

WARRANTIES EXPIRED for ORIGINAL ROOFS

The Crest original roof warranty has expired. Escalating maintenance fees are related to a \$30,000 increased insurance premium. Replacing original roofs can curb further impact to our premiums. Homeowners with original roofs should first submit an ACC form to the Property Manager to avoid adversely increasing our Crest Master Insurance policy. After ACC approval is received, work can be scheduled and should be completed as soon as possible. *Contact Agnes Sykes, Crest Property Mgr, for instructions on how to submit an ACC Architectural Control Committee Exterior Modification Form.*

FOREST & TREES BEHIND SOME PERIMETER HOMES

Some Crest homes are along the Aiea/Newtown and Pearl City forest perimeters. These homes are bordered by forest land and trees primarily belonging to KSBE, Kamehameha School Bishop Estate. Our landscaping contractor as part of their ongoing Crest maintenance is responsible to cut the grass along those perimeters. However, the Crest is not responsible for the forest trees, roots, branches and tree related rubbish. The Crest periodically conducts a perimeter walk with a certified Arborist. The Arborist Reviews the risk from falling trees and branches (approx. every other year) and generates a report. A copy is sent to KSBE notifying them of their tree related risks to our Condo Association. KSBE is requested to take appropriate action to mitigate the hazards identified on the report. State of Hawaii Condo maps actually show that some perimeter homes *do not have any common element or very little, common element behind our property line*. Therefore, homeowners are encouraged to take preventative action and cut any forest roots that encroach onto their individual property.

PROPANE LEAKS & DRYER LINT BUILDUP - TIPS TO PREVENT HOUSE FIRES

Propane leaks

Sadly in the news, a fire caused by a propane leak occurred with tragic results to a mother and child.

How to detect a PROPANE LEAK? Propane has a strong, unpleasant smell like rotten eggs or a dead animal. Propane manufacturers add the smell deliberately to help alert customers to propane leaks, which can create a safety hazard. Smell the area around your propane tank. Also share this tip with your neighbor if they don't know about this simple test. Our homes are built very close together and this is beneficial to everyone (renters and homeowners).

Dryer lint buildup

The vent on a clothes dryer can become clogged with lint over time, causing the dryer to dry less efficiently and resulting in dangerous house fires. Symptoms include excessive drying times, a hot dryer exterior, a burning smell or lint & debris accumulation other than on the lint screen. Are you having to run a second or third cycle to get clothes dry? A regular preventative maintenance item for every home that is often overlooked or avoided is the cleaning of the dryer vent and the ventilation exhaust hose. What can you do? Here's a helpful site that will explain. <https://www.wikihow.com/Clean-a-Clothes-Dryer-Vent>

WERE YOU PREPARED FOR THE HURRICANE OR TROPICAL STORM?

Recent weather events caused Association damage to some street light lamps and property. Some rubbish cans were found blocking traffic in the middle of our roadways, carried the distance of 10 homes away. Debris and lawn furniture, belonging to upslope homes was blown downhill towards homes below and into the small park. Thank you to the many homeowners that took preventative steps to prepare for these events. Suggested tips to consider next time? Place rubbish cans into side yards or next to utility door. Tie rubbish can handles together & around a tree to prevent them from moving away. Have the right type of gas on hand to use for chain saws. Secure your AC units with a strap over and around the unit, tied to an eyebolt installed in the cement sidewalk. Put holes in plywood covering AC units to allow continuous air ventilation, making them usable during weather events (usually very humid). We heard the Governor use the words "shelter in place" because shelters would not have accommodated everyone. Efforts to temporarily board up the windows could have made a huge difference to our families.

STREET LIGHT and LAMP REPLACEMENT PROJECT

This project has encountered numerous delays, due to incomplete or inconsistent submissions from various prospective companies for Consultation and Design and Build Contract proposals. Proposals are being reevaluated. The Property Manager is continuing to accumulate bids that address the scope of work, needed to meet the project objectives. Until then the ongoing maintenance of the street lights and lamps will continue.

Annual Tree Trimming

Annual tree trimming commenced in October for the perimeter common area Jacaranda and Satin leaf trees (units 106-134, 1-50). An arborist and team perform trimming, mostly on weekends with WJS part timers. **Always exercise caution due to increased congestion around tree trimming activity.** Cars that are left parked close to trimming activity may experience sawdust or falling debris.

Sign Installation

10 MPH speed limit signs, 2 STOP signs, 3 NO DUMPING signs and 2 Stay off the Slopes and trees above the Park will be installed. These signs elevate awareness of these concerns around our Assn. Everyone's cooperation is appreciated, to create a safer and cleaner Association.

For Crest concerns -contact Agnes Sykes our Sr Property Mgr. Her contact info is ph (808)440-6527 or email Agness@hawaiianprop.com