



December 2019

### **Note – Change to Association Meeting (December only)**

In preparation for the holiday season the board has changed the Crest's monthly Association meeting to the following date:

December 12, 2019 @ 7:00 p.m.

### **Annual Board Meeting Announcement/Board Vacancies**

The annual board meeting is scheduled for February 26, 2020. In addition, any home owner interested in becoming a board member should attend this meeting. Being a member of the board doesn't require a lot of effort or time, and it is an opportunity to take part in and learn about this wonderful community.

### **Light/Lamp Project - Demonstration**

Our lighting consultant, Michael Shaw has proposed installing a sample street lamp on one of the Crest's current light poles a few days before the next home owners meeting. If possible, the consultant will install this lamp across from unit 1910B/C (Pearl City side) for all residents to view. He will be available at the December meeting to answer homeowner questions.

### **Architectural Control Requests (ACC)**

To help the board expedite an ACC follow these guidelines:

Prior to starting any exterior work on your property, owners must submit an ACC request and receive approval. This ACC work may include a new installation or *replacement of current building material*. Here are some reasons to submit an ACC Request: repainting, replacement of fences, gates, windows, reroofing, reinstallation of siding, and PV

installation. Failure to obtain the required approval in violation of the By-Laws can result in the removal of all nonconforming structures or said improvements at the Owners' expense. ACC forms are available at the Crest's website <https://crestatwailuna.com>. Online maintenance report forms are also available on the website.

All requests to increase the covered square footage of a residence will be forwarded off-site to a company selected by the board who will review the proposed plans. The requesting homeowner will cover the incurred review cost, payable in advance of the services rendered.

### **Upcoming landscaping project - Areca and Manila Tree Removal**

The board approved the removal of Areca and Manila Palm Trees on the Aiea side of the project. These homeowners affected will receive notification of the work to be accomplished at a later date and prior to the start of the work.

Discussions to replace the palms are currently in progress.

### **Albizia Tree Roots**

Numerous Albizia trees border the association, this is a fast growing invasion species of tree found statewide. The board monitors these trees and has hired an Arborist who walks the association annually identifying potential problems and provides recommendations to mitigate future hazards.

Albizia branches are prone to shear off, and the roots grow quickly.

Homeowners who have roots from these trees growing onto their property are encouraged to have these roots removed.

<https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/albizia/>

### **Crest At Wailuna House Rules 3.9**

Motorized Go-Peds, Razors and/or any other motorized scooter (gas or electric powered) are prohibited at the Crest at Wailuna. Additionally, operation of any motorized vehicles (i.e. automobiles, motorcycles, mopeds, etc.) is prohibited unless the operator possesses a valid driver's license.

### **Fireworks**

Fireworks of any kind are prohibited. (House Rule 3.4)

### **Increase in Maintenance Fees/HO6 Policy/Sure Pay**

All homeowners should have received a letter from Hawaiian Properties in November announcing an increase in maintenance fees, information on the Crest's current insurance policy and a reminder about SurePay. Below is a recap of this letter.

The board has approved a 2.60% increase in maintenance fees for 2020 based on a proposed 2020 operating budget and reserve study.

It is highly recommended that homeowners "obtain and maintain" a Homeowners (HO6) insurance policy. Please contact your insurance company for more information. The Crest's insurance policy carries a \$20,000 deductible.

SurePay is the only way to go... the majority of homeowners at the Crest are current participants in this program. SurePay is an automatic payment of your maintenance/association fees – no more late fees, no calendar reminders, no stamps, and no need to write a check – it is automatic and easy to setup.

### **Speed limits**

Please be sure to obey the posted speed limits on Kaahumanu Street and within our association. There are numerous children, families, elderly, walkers and bicyclists who use our roadways – think safety.

### **Crest Property Manager**

The property manager is your first point of contact for all issues at the Crest. Please contact the property manager with your suggestions, concerns, or questions.

Donna LaFrance  
Hawaiian Properties  
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Have a safe and wonderful Christmas and New Year!