



Summer 2022

### **Crest Property Manager**

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phone number 808-539-9501

Kanani is our Property Manager and the 1<sup>st</sup> point of contact for Crest AOUO issues. Please IDENTIFY yourself as a CREST owner, provide your full name, address & lot # with your questions or concerns. Keep in mind that its best to put down your thoughts "in writing". This can avoid any misunderstandings and ensure your concern and perspective is properly documented. Pictures, a short video or an email are also helpful. For the Homeowners Forum of a Board meeting, it's also a good idea to get that into Kanani at least 1 week prior to the meeting date. The Board of Directors are all unpaid volunteers. In between Board meetings, Directors are owners just like everyone else here, whose privacy and time should be respected. They are not site managers. The Crest does not employ anyone as an on-site manager. Please convey your comments, feedback, concerns or questions directly to Kanani.

### **Water Conservation**

The Red Hill fuel spill has closed 3 wells indefinitely. Oahu's large population shares our water supply which is a limited island resource. Wells in our area are now supplying water from Kalihi to Hawaii Kai. Furthermore, the Board of Water Supply has already started water conservation public messaging for Halawa to Aiea areas. Our winter rainy season has been drier than past years. Here at the Crest we are subject to RED FLAG WARNINGS. That means dry conditions may spark fires. Fire embers carried in the wind could spread fires quickly. What can you do to help conserve water?

**#1 – Reduce watering plants to every 2-3 days, not daily.** This promotes deeper root growth.

**#2 –Avoid watering between 9 AM - 5 PM.** Water evaporates quickly when its sunny. Water in the early morning or at night.

**#3 – Install Water Efficient Fixtures.** New plumbing fixtures can save you gallons of water in the bathroom and in the kitchen. A new toilet can save 5 gallons or more every flush. A new shower head can save up to 5 gallons every minute. An aerator on your kitchen faucet can save up to 5 gallons daily. Rebates are even available for some water-efficiency upgrades.

**#4 – Take shorter showers.** Did you know? Every minute trimmed from a shower will save 3 to 6 gallons of water. So get in and out a

little faster, or pause the shower while you lather, shave or shampoo.

**#5 – Put a nozzle on garden hoses.** Left unattended, a running garden hose can waste over 100 gallons of water in just minutes. Use a shutoff or pressure nozzle so you only use what you need when you're watering the plants, cleaning up around the house, or washing a vehicle.

**#6 – Don't let the faucet run and run.** Make sure faucets close-completely. Turn off the tap while brushing teeth or shaving. In the kitchen, use a dishpan for soapy water and then rinse dishes with clean water quickly. Just imagine all that water running all over the counter or floor, instead of down the drain. That'll give you a hint at how much water you're accidentally wasting.

**#7- Address repairs promptly** for irrigation leaks, dripping faucets and broken sprinklers at each unit.

Our maintenance fees include the costs of water and sewage fees. To do our part to ensure todays resources of fresh clean drinkable water continue, we need to adopt a habit now about water conservation Lets minimize costs & maximize natural resources simultaneously!

## **UNIT DOORS**

Front door – **White Shadow** is the “only” approved paint color for exterior doors (front, utility and garage side door (knob entry)). It is also the trim color for Crest homes. There are still several homes with doors improperly painted with other colors. Please ensure doors are painted the assigned trim color, **White Shadow**.

Garage door & House wall color

-CrestatWailuna.com, Resource Center tab, Architectural modifications, Crest at Wailuna Paint and other Specs

Utility door- Fully vented, top and bottom with slats down the center. These are the type the GAS company recommends for optimum safety. Why? Leaking gas fumes can accumulate in utility closets and cause a potential hazard.

Most utility doors face the mauka or uphill direction. They are exposed to a lot of rain that contributes to their degradation. There are several homes with utility doors in disrepair. Fines may be levied for not keeping a unit in good condition as a House Rules violation. However please take steps now- to repair, replace doors in disrepair or if painted the incorrect color, change that to the trim color/ **White Shadow**. Keeping our homes and lots neat and in good condition is in everyone’s best interest and responsibility. It supports our Association property values. If you are interested in a replacement door, a bare wood fully vented style utility door is available at Home Depot / Hardware Hawaii. Thank you to the owners who have taken action to restore their doors!

TIPS: Protect your utility door from the elements. Place a rubbish can next to the utility door.

PRE-TREAT a new utility door with a water proof sealant BEFORE painting the door with trim paint, **White shadow**. An ounce of prevention will maximize its durability and protect against the weather elements. Extend the investment of your time, efforts, door quality and home’s value.

## **Street & common area safety- People & Children at Play**

The Board and management want to remind residents to use caution when in the common

areas for general use. Management was informed that there are some residents practicing recreational sporting activities (batting cages, volleyball, football, etc.) in the common areas outside of owner lots. We want to remind everyone that this type of activity is not permitted, due to liability issues should a baseball hit a window or injure a passerby. There are public parks near the Crest for everyone to enjoy and play. The common areas are not meant for this purpose. Also please ensure vehicular egress is not impeded. Mahalo for your attention, safety consideration and understanding.

## **Report an item for repair**

Please call or report concerns about irrigation or sprinkler leaks in common areas, poles or signs that have fallen down, to the Property Manager.

## **Exterior work – new, repairs or replacements**

Submit an ACC request for any exterior work whether it is for repair, replacement or new work. Before commencing an exterior project, wait to receive approval for that ACC request. That includes **before** painting of sidewalks and driveways.

## **Auto Theft prevention tips**

During the pandemic, auto burglaries have increased. Hawaii is now ranked in the top 5 states of vehicle thefts. What can you do? Set up a motion sensitive dash camera that notifies you of a theft in progress or records the theft or getaway car’s license. Add a kill switch to prevent your engine from starting if a thief were to try to start your car. Use a GPS device to help track your vehicle if it is stolen. Put in a hood lock to keep thieves from opening your hood and gaining access to your engine and other parts. Worried about catalytic converter theft? Install an anti-theft device on your exhaust. Ref: Island Insurance

## **Hurricane season**

Hurricane season will be here soon and runs from June through November. Please start preparations to ensure you and your family are ready.

**CREST WEBSITE** [CrestatWailuna.com](http://CrestatWailuna.com)