



November 2022

Crest Property Manager -Kanani Kaopua, phone number 808-539-9501

kananik@hawaiianprop.com

In case of emergency, call (808) 539-9777 on weekends, holidays or outside of normal business hours.

Ref: Crest at Wailuna website CrestatWailuna.com. Kanani is our Property Manager and the 1st point of contact for Crest AOOU issues. Please convey your comments, feedback, concerns, or questions directly to Kanani. IDENTIFY yourself as a CREST owner, provide your full name, address & lot #. Its best to put down your thoughts "in writing". This can avoid any miscommunication and ensure your concern and perspectives are properly documented. Pictures or 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, whose privacy and time should be respected. They are not on-site or resident managers. The Crest does not employ anyone, as an on-site or resident manager.

House Rules Amendment 8:

The Board would like to take a moment to explain HR Amendment 8. This is the amendment that was recently sent to you, regarding the iron fencing on the PEARL CITY side of the Crest property. This amendment is also available on the Crest Association website: www.crestatwailuna.com.

There were a few owners who inquired about the amendment and asked for the reason behind the board's decision to make this amendment. Here is a brief explanation. The Iron fence restoration project has (2) iron fencing sections. Section 1 runs along the perimeter of Units #106-109/ 98-1910 - 98-1910C. Section 2 runs along the perimeter of Units 110-120, 122-135 /98-1910D – 98-1910P, 98-1910R- 98-1970H. House Rule (HR) Amendment 8 allows for the Crest iron fence restoration work and related activities. As background contexts for the Crest iron fence: This fencing belongs to our Association. Most owners do not live along this fencing and might be unaware of the fence's existence and the responsibility to maintain it. The iron fence is part of our Capital reserve budget and was scheduled for restoration in 2021, during the height of the Covid pandemic. This is the first iron fence restoration project since it's installation by the Developer in 1988.

Therefore, HR Amendment 8 provides for the Association to address restoration of this Crest Iron Fence. The reference to consistent maintenance ...” clear all vegetation and personal items within three to five feet from the perimeter” is related to

the Crest Iron fence restoration project activity. It is not applicable to the 141 units that do not border the Crest Iron fence. Enforcement will be required, during all phases of this project.

Water main breaks

A water main break occurred at the Crest on September 14th. Since the Crest Association has homes on both sides of Kaahumanu Street, some owners may be unaware a break may even have occurred. While the majority of the breaks have been on weekends, holidays or during late night hours, this last break occurred during a weekday, around sunrise. Water was visibly flowing down Kaahumanu Street. Thankfully an early morning caller reported the break by units 1 & 2, quickly to Hawaiian Properties, the police assisted in stopping vehicular access and the Board of Water Supply was contacted and came out to shut off the water. If you are reporting a water main break on a holiday, weekend or outside of normal business hours, please use the emergency contact number at the top of this newsletter. Water is a precious resource that should not be wasted. Costs for damages and water loss, increases the longer a water main break is left unrepaired and unreported.

Water topics -meters, pressure and use

There are 2 water meters at the Crest. One on each side of Kaahumanu street, for homes on the Pearl City and Aiea sides. The Board of Water Supply provides our water, monitors and measures our use. Then bills the Crest Association based on these meter readings for water and sewer separately. However individual homes are not sub metered, That is the reason water and sewer costs are still included in our maintenance fees. If submetering ever became necessary, current cost estimates could well range around \$15,000 per unit. Thankfully the Board of Water Supply has not mandated a 10% reduction. However, that could be a future possibility here, depending on our Assn usage, the Red Hill defueling or our island aquifer contamination status. There have been a few inquiries about the Crest water pressure. As stated previously there are 2 meters for the Crest, the BWS only generates water that flows into the Crest and individual homes have water piped into their homes from that source. Each home has its own pressure regulator (bell shaped item) in their utility closet that regulates water pressure into their homes. Therefore water pressure in each home may differ, depending on the type of water pressure regulator you have. If you are experiencing high water pressure an indication could be a hammering sound in your pipes after hot showers. Please call a plumber or have your water pressure checked. Many pressure regulators fail over time and may no longer be in good working order. **Reminder: Utility closets should remain clear of storage items.** Blocking the utility meters delays access and repairs should an emergency occur.

WJS Annual Tree trimming-dates & work areas

As an annual maintenance project, trees that exceed the height included in our regular landscaping contract are scheduled for trimming. This year the Annual tree trimming schedule is provided as follows.

Dates: 11/12 & 11/13, 11/19 & 11/20, 11/26 & 11/27 (if necessary)

Work areas- Trees fronting these units:

98-1910-1970G / Units 106-134 – Jacarandas

98-1851-1971J / Units 49 -1 - Satin leaf

Other work areas

98-1910C / Unit 109 - Arecas – common slope

Small park, Aiea perimeter - 5 Shower trees
Take precautions to avoid possible damage to your vehicles or injury to people, children & pets. Please do not walk, play or park in driveways or close to trees planned for trimming. Be advised that it may be hazardous due to flying sawdust or falling branch debris. As a safety measure, exercise caution driving or around these areas. Be alert to possible traffic congestion and temporarily park on Kaahumanu Street. Parking or walking in close proximity to tree trimming areas, is at your own risk. Please be aware of tree trimming surroundings.

Crest Board Meetings

No Board meeting will be held for December 2022. The next Board meeting will be scheduled on January 25, 2023. Please check the Crest website at CrestatWailuna.com, [calendar](#) for the link and dates of meetings. Most months the meetings are held on the 4th Wednesday of the month. However, there can be exceptions. e.g. holidays in November and December. Also sometimes there may be insufficient Board quorum to convene a monthly business meeting.

Holidays decorating

Happy Holidays to everyone!

Please take care during this holiday season. Exercise caution, be safe, secure all outdoor decorating to withstand the elements. Safely hang them up and keep our trees healthy by not placing nails in to secure decorations or lights. More homes are decorating during the holidays, and everyone enjoys seeing those beautiful decorations. Thank you for making the Crest feel and look happy, bright and cheerful this holiday season!