



Spring 2025

Crest Property Manager

Kanani Kaopua is our Property Manager. She is the 1st point of contact for all Crest issues. Kanani can address most concerns and frequently asked questions. Feel free to contact her at phone # 808-539-9501 or via email at kananik@hawaiianprop.com. Please IDENTIFY yourself as a CREST owner and provide your questions or concerns with your name, lot # and address.

The Board of Directors is a group of owner volunteers. In between Board meetings, they are simply owners whose privacy should be respected. Owners should share their comments, concerns or questions with Kanani directly. *Notifying a Director is not a replacement for reporting to the Association Property Manager.* Please keep in mind that its best to put your thoughts to the Board through the Property Manager “in writing” to ensure your concern and perspective is properly documented. It’s a good idea to get them into Kanani at least a week prior to a Board meeting.

PERGOLA POLICY

The Association has established a Pergola policy. The policy is compliant with the City & County Building code, Assn By-Laws and Insurance guidance from our Master policy Insurance agent. Unauthorized installations are subject to removal at the owner’s expense and fine penalties could be applied. Be advised, for safety purposes all pergolas should be compliant with these ACC policy guidelines. Read the complete policy that will be posted on our official CrestatWailuna.com Association website. The Crest ACC Exterior Modification request and review process is a requirement for the Installation of any Pergola. Most Crest lots are not large enough to accommodate a Pergola installation. However, if you are considering installing one, submit a request to the ACC committee through the Property Manager and wait until approval is received before starting construction or installation. If a Pergola has already been installed, an ACC request must still be submitted & is subject to ACC review and approval.

DRIVEWAY and SIDEWALK PAINT POLICY

All ACC exterior modifications must be approved prior to work being done. This policy provides consistency in appearance of the shade / color for driveways and sidewalks for the Association. The complete policy is posted on our official CrestatWailuna.com Association website. When a driveway is painted without approval, the owner is still responsible to fulfill the ACC requirement, submit an ACC request & is subject to ACC review and approval. Unauthorized painting is subject to removal at the owner’s expense and fine penalties may apply. Submissions for consideration of another similar shade may also be submitted with an ACC request.

SATIN LEAF TREE REMOVALS

Satin leaf tree removals were done in the front yard common areas for units #1-#50. This was a necessary preventative step to avoid potential root spread from this aggressive tree type with encroachment towards fences, pipes or trip hazards from protruding above ground hard roots in yard areas. Pop up root runner sprouts that are weed whacked by the landscape crew during routine grass cutting maintenance will discourage and prevent regrowth. Since the stump was treated with herbicide, any sprouts will eventually be unable to sustain growth having lost their main source of food from the satin leaf tree. Some unit yards experienced larger grass sunburn caused by variation in sun exposure times. These may be addressed as needed at a later time. In the interim, the landscaper has covered most sun burn areas with a potting soil and compost mixture to encourage grass recovery growth.

PRIVATE AREAS- SLOPES BEHIND HOMES

Please be considerate of the privacy of others. The slopes behind all homes are private areas and off limits for access. Only authorized Crest personnel are permitted during daylight work hours. This includes perimeter lots that face Honolulu / Pearl Harbor and Ewa Beach with KSBE property below.

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IRON FENCE – Pearl City Perimeter Project

The iron fence restoration project along the Pearl City perimeter will continue later this year. A Consultant has been selected for this reserve fund project. That Consultant will be soliciting for bid proposals, and the Board will then review the compiled bid package to select the contractor for this work. This will affect the fence line behind units #106-109 & 110-135 and both sides of the fence.

LIGHT POLE OUTAGE TO REPORT?

Please notify the Property manager.

Leave a detailed report.

1. The Association name
2. The message with information about the light pole #
3. When possible, provide **a corresponding address** that the Property Manager can provide to the contractor. That will also assist the contractor to locate the outage concern in our Association.
4. **A contact name and info for additional information details** that if needed, the Property Manager may reach out directly.

Property Managers oversee multiple associations, not just the Crest. **To help expedite concerns, it's best to provide the details above along with a complete report rather than requesting a callback. This approach will facilitate a faster and more efficient repair process.** Additionally, some supplies and parts may need to be specially ordered if they are not available locally. This could result in potential supply chain challenges, including shipping delays, transportation disruptions and contractor scheduling issues.

MODULAR UNIT

The Crest modular unit used as shelter and bathroom facilities for the landscape contractor employees has been demolished and removed from the WRA Lodge Road area. The Crest still maintains one equipment trailer.

DRONE USE IS PROHIBITED

Recently, drone sightings have been reported by multiple residents. Drone use is prohibited at the Crest. Drones are a hazard and can fall from great heights and injure people and property, their noise is a nuisance and is an invasion of privacy to surveil others without permission or knowledge. Please do not use them or allow others to do so at the Crest.

LOOSE PETS

Loose pets have been observed roaming in the Crest common areas and are a potential danger and noise nuisance to everyone and themselves. Pets in common areas should be leashed, carried or under the control of their owner at all times. Some create a confrontation challenging or biting people, children or pets. Anytime pets are not actively supervised, they should be kept indoors or leashed on their own lot for their safety and others.