

Hu'elani

July-September 2026

The Board of Directors

Meeting

July 15, 2026 7PM
August 2026 (No Meeting)
September 16, 2026 7PM

Hu'elani AOA Board of

Directors

President

Helen Landicho

Vice President

Craig Larson

Secretary

Josett Whalen

Treasurer

Basil Wellington

Directors

Josh Radi

Kevin Cory

Sam Jones

Jennifer Prais

Mitch Goldstein

Office Hours:

Sunday - CLOSED

Monday - CLOSED

Tuesday - 8-4:30

Wednesday - 8-4:30

Thursday - 8-4:30

Friday - 8-4:30

Saturday - 8-4:30

Email:

office.huelani@gmail.com

Website:

www.huelani.com

Site Manager

808-783-4185



A Message from Helen Landicho, Hu'elani Board President

Aloha Hu'elani Neighbors,

Summer is here. Last spring, we were recovering from the Kona Lows; now we are returning to drier weather conditions. As a community, we have done an excellent job managing our individual water usage. Yet as much as we have saved, the Honolulu Board of Water Supply will raise sewer rates by 11% effective July 1, 2026. The Department of Environmental Services has also shifted to a "Use Less, Pay Less" structure, lowering fixed base fees while increasing usage-based charges to encourage conservation. Residents need to continue to address any water leaks or irrigation repairs to keep the community water usage under control. Five additional valves in the community are still scheduled for replacement and a handful of resident irrigation leaks need to be resolved. I would like to thank residents for their continued patience during periodic water shutoffs for repairs.

On a brighter note the annual quote for the Hu'elani AOA insurance policy renewal went from \$399,070 to \$232,110, a reduction of \$169,960. The new policy goes into effect July 12, 2026. Our property is aging and a contributing factor to the rate reduction are the culmination of efforts by the Board to focus on preventative maintenance of the structures such as lanais (as built) and roofs, water infrastructure and landscaping. The new policy rate includes a 16% increase to the building valuations to account for the rising costs of labor and materials.

The term "as built" refers to the structure as it was originally constructed and deeded, excluding any later owner updates or renovations. Maintenance fees are intended to cover

upkeep of the exterior structure of each home, and the original Declarations based those fees on the home's livable square footage as built. Some homes have added square footage, but these owners do not pay proportionally higher maintenance fees. Until a legal property survey is completed and the Declarations can be revised, owners with expanded square footage may be personally responsible for the portion of

maintenance upkeep costs in proportion to the increased size of their home. For example, if a home's square footage increased by 20% over as built, and the roof needed replacement, the owner may be responsible for 20% of the roof cost, this same approach may also apply to painting or power washing. The Board will consider assigning these increased costs to those owners on a case-by-case basis. Please note that lanais with tile or other

materials installed over the deck surface are no longer considered as built. However, if the railing and pickets have not been modified, their maintenance remains the Association's responsibility.

On a serious note, homeowners who rent or lease their units should ensure that their tenants and property managers are familiar with the House Rules, with particular attention to the section regarding Visitor Parking. We have seen an increase in citations for vehicles illegally parked along the street, Visitor Parking violations, and vehicles parked in driveways that extend over the sidewalk. Owners are encouraged to have tenants sign a copy of the House Rules and keep it on file with their lease agreements. If you or your property manager is leasing to a tenant with more vehicles than can fit in the garage or driveway, please make sure they understand that any additional vehicles must be parked outside the community.

Kind regards,

Helen Landicho
Hu'elani Board President

A Note from Landscaping

We would like to upgrade the landscaping in front of our property and are open to receiving bids from outside landscapers interested in doing the job. The only requirement is that they have a business license and are insured. Many of you have landscapers doing your back yards. If any of your landscapers would be interested in doing the upgrade, please pass on their information to me at mitchmiansafe@outlook.com. It consists of approximately 90 plants.

We have also noticed an increase of grass growing in our ground cover in front of the properties. Along with increased insects and some lawns that need improvement. We are currently working closely with our landscaper to improve the issues.

August 8, 2026



Additional Details will be provided soon!



CAR WASHING OF NON-REGISTERED VEHICLES IS NOT ALLOWED

REMINDERS:

Pets: All pets or animals shall be accompanied by a person and maintained on a leash when outside of the unit; owners are fully responsible for removing all pet waste that the pet leaves on their own property and on neighboring properties, including all common areas. The person accompanying the animal should immediately clean up after such pet or animal and shall deposit all fecal material in a plastic bag. Then dispose of all such packaged waste in their own trash container.

Speed Limit: The community speed limit shall not exceed 5 miles per hour. Please slow down while driving thru the community.

WATER AND MAINTENANCE

How much is a gallon of Water?

I thought it would be interesting to note how much it costs for a gallon of water. So, I don't hold you in suspense let me get to the answer for you. About .015 Cents per gallon.

What does that mean exactly?

Currently last month Huelani used approximately 40,000 gallons of water each day. That's about 400 gallons per household. Or about \$6 per day. That includes your sewage. That is after we have repaired several leaks.

Here is a little more detail for those of you that want to read further. In June of 2025 our water usage rose to 48,000 per day and then crept up at a rate of about 10% per month until it hit a high of 86,000 per day. To put that in perspective of money, it went from just \$22,000 per month to over \$40,000. Then in March of 2026 we discovered a big leak and our water usage rapidly declined back down to 40,000 gallons per day. Last month we discovered another leak at the fire hydrant, estimated to be about 4000 gallons per day. Through your help and leak detection and repair we are at an all-time low for June Water usage of 40,000 gallons per day. This is the time of year when water use is at its highest due to increased irrigation.

What's the future plan?

To set up an independent meter that can ultimately read the meters on a daily and possibly hourly basis. The plan is in the infancy stage but currently we are reading the meters weekly and then reacting to any serious change. As Helen stated, we are in the process of repairing a few more valves where we detected a possible leak. We will keep you updated.

Address Illumination Matters

Emergency Response: First responders from the Honolulu Fire Department or [Emergency Medical Services](#) rely on visible numbers to locate exact emergencies in the dark.

Please check your light, the office has some spare bulbs if you need to replace them.

Common Area Tree Trimming August 2026, exact dates will be emailed. This is a great time to make sure your trees and shrubs are cut back and not leaning on or hanging over the fence line of your home.