

Hu'elani

October - December 2024 Newsletter



A message from Helen Landicho, President

Aloha Hu'elani Residents!

IT'S COMING! Increased Homeowners Fees!

Anyone who reads the newspaper, listens or watches the news has been inundated with the reports of skyrocketing insurance rates especially for AOAOs (condominiums). Standard insurance companies have pulled out of high risk markets, Hawaii included. Despite our exhaustive search for reasonably priced insurance, we ended up with a higher deductible per each individual claim (\$25K) and a premium that went from \$150k, in 2023 (18% of our total operating budget) to \$514k in 2024 (55% of our total operating budget). Our policy runs from July 12, 2024 through July 11, 2025. Lloyds of London was the ONLY insurer to offer a comparable Master Insurance Policy for Hu'elani. This Master Insurance Policy is underwritten by a combination of insurers from the secondary insurance market. While not an ideal outcome, we were thankfully able to secure insurance. The downside to this is it will necessitate an increase in homeowners monthly fees to cover this unanticipated expense.

Our insurance broker has accepted our invitation to talk about our insurance policy, answer questions and concerns at our November 20th Annual General Meeting. Attendance is highly encouraged.

On another equally unpleasant topic; as a reminder Kellie Mikesell our Site Manager and the Board of Directors are not responsible for settling domestic disputes, conflicts or disagreements between residents, inclusive of resident owners and resident tenants. When direct communication efforts fail, use the

Mediation Center of the Pacific, law enforcement and the judicial system as warranted. Non-resident Owners, you are responsible for the conduct of your tenants.

Sincerely,
Helen Landicho

Board Meeting and Annual Meeting

Our next Monthly Board meeting for the Association of Apartment Owners (AOAO) of Hu'elani is scheduled for Wednesday October 16th 7PM at the Club House. Resident participation is strongly encouraged.

Information regarding the 2024 Annual Meeting of the Association of Apartment Owners of Hu'elani will be posted at the Clubhouse. It is currently scheduled to be at the Clubhouse upper lanai on Wednesday, November 20, 2024. Registration starts at 6:30 pm; the meeting starts at 7 PM.

All homeowners will receive a packet that contains the official Notice of the Agenda for the Meeting and a Proxy. The information in the packet explains how to use your Proxy. **It is very important to fill out and return your proxy to Hawaiiana immediately after you receive it, regardless if you plan to attend the meeting or not.** Quorum must be made to move forward with the meeting.

During the Annual Meeting the Board of Directors for 2025 are elected. The Board Directors who are up for reelection, homeowners who have filled out a request to be on the ballot, plus nominations from the floor are presented as candidates.

There will be two openings to fill on the Board. Please consider helping Hu'elani to continue to be a great neighborhood. Volunteer to be on the Hu'elani Board of Directors.

If you have any questions contact our Site Manager, Kellie.

Landscape Committee

Brown Grass on Lukini

The Lukini end of Hu'elani is brown. That side of the project from mauka of the pool on down was originally planted with seashore paspalum grass. Grass which turns brown during the summer. We extended the watering times to help

keep some of the dry areas moist. It will turn green again in the fall.

The Launahele end of Hu'elani, or maki side, is planted with Zoysia El Toro. El Toro tolerates drought and shade better than Paspalum.

Coconut Rhinoceros Beetle Damage

Hu'elani residents have reported Coconut Rhinoceros Beetles, CRB larva and damage to their palm trees. The golf course at West Lock is a prime example of CRB damage. See **April - June 2024 Newsletter** for more information and steps to take to protect your trees.

The Board entered a contract with Serenitree Tree Service to protect the palms in the pool area and entrance.

Hu'elani Social Committee

Halloween and Holiday House & Lawn Decoration Contest

Join the Halloween and Holiday House & Lawn Decoration Contest! With the holidays right around the corner, we know many of our residents get in the festive season by decorating their homes. This year residents will receive a ballot for each home to vote for your 1st and 2nd choice of best decorated house for Halloween. Ballots must be returned to the Site Manager by 12PM on October 31st via email or in person, so we can tally the ballots and put out the signs for our 1st and 2nd Place winners.



Residents will receive another set of ballots for the best decorated Holiday house in December. This is a great way to get into the holiday spirit! All ballots must be received by the Site Manager by 1200 December 22nd via email or in person. You will receive a ballot for each home to vote for your 1st and 2nd choice of best decorated house for Holiday Decoration contest. We look forward to seeing everyone's creative ideas! Prizes will be awarded for 1st and 2nd place for both Halloween and Christmas. The first-place prize is a \$50 gift card, and Second place is \$25.

The criteria to use for judging:

- Adherence to the Design Guidelines for Holiday Decorations
- Use of lights
- Most original
- Overall Theme

- Spookiest - Halloween only.

Please keep in mind, if you start too early you will be disqualified from judging. Homes cannot be decorated earlier than October 11th for Halloween and December 5th for Holiday decorations. Good luck!

With Halloween coming up, we're looking forward to seeing our community keiki's Halloween costumes. Please drive safely and watch out for our keiki during Halloween, so our Hu'elani families can safely enjoy the holiday. Trick or treating for the community will be until 830PM to be respectful for our residents.

December Holiday Party

The December Holiday party is still in the planning stages, but we have confirmed the party date for Saturday, December 7th from 4-7PM. Additional details to follow. These events add to the spirit of Aloha and neighborhood community in Hu'elani.

Projects in Hu'elani

The Board of Directors continues to prioritize budgeted items and develop plans to upgrade common areas as needed.

Projects or pending 2024

Completed Projects in 2024:

1. Front Stoop Concrete repairs
2. Minor Spa repair
3. Spot Corrections to the Pool Coating
4. 2 HawaiianTel Access Boxes replaced
5. Office and Meeting Room Air Conditioners replaced
6. Hu'elani Community Sign repaired and repainted
7. Coral Wall had areas repaired
8. Pool drained and acid washed
9. Common Area Trees were trimmed
10. Trees were replanted
11. Phase 3 power washing (20 homes)
12. Gate motor replaced
13. Light pole fixed
14. Gym equipment inspected and required maintenance performed
15. Updated House Rules being reviewed by attorney

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