

Hu'elani

October- December 2025 Newsletter



A message from Helen Landicho, President

Aloha Hu'elani Neighbors! Halloween is right around the corner as we glide through 2025. It is always so fun to see how creative the community gets with their holiday displays and the spirit of the residents on the evening of October 31, during the bewitching (trick-or-treat) hours. Hopefully this year will not be an exception.

Speaking of displays, the fountain face lift is underway aided by various homeowners' generosity of engineering expertise, labor and a stunning gift of the fountain itself. Some residents may have noted we had to remove the four palm trees in the lawn of the club house. Despite efforts to treat and save those trees, they were infested with coconut rhinoceros beetles (CRB) and needed to be removed. Be vigilant and check the trees in your own yards to ensure that they remain healthy. Once infested with CRB they should be removed.

The news is mixed regarding maintenance fees. The fees will be rising, and it is anticipated that we can keep them under a 20% increase. Although the insurance premium decreased somewhat from last year (\$516,551 to \$413,144), it remains significantly higher than 2023 (~\$156k). Hu'elani operates our reserves on a cash flow model. The current state regulations mandate that the reserve studies be conducted every three years and AOA budgets updated to protect AOA owners from inadequate reserve funding and insolvency. The SmartProperty Reserve Analysis Report 01/01/2026 - 12/31/2026 for Hu'elani by Gentry suggests that we fund the reserves in the amount of \$239,969 for 2026. Our main source of revenue is from maintenance fees, yet we are projected to have a loss of income of \$35,000 in 2025 (arrears in maintenance fees) which exerts additional pressure on the budget.

Efforts of the board are focused on expenses that are under our control such as the climbing water usage that is out pacing the budget. We are also aware that water and sewer are both projected to increase by 10% in January and July 2026. That increase amounts to about \$38/month added to our maintenance fees.

We'll know the actual maintenance fee increase by the General Meeting being held at the Clubhouse lanai on November 12th, 7:00 PM. Homeowners, please complete your proxy vote regardless of your decision to attend.

Kind regards,
Helen

Important Dates

- The October Huelani Board meeting is now on October 29th.
- The Annual Meeting will be held November 12th. Watch for your proxy notification from Hawaiiana in the mail—please complete and return it within 5 days to help ensure quorum, whether or not you plan to attend.

Meet Mitchell Goldstein New Board Member

My name is Mitchell Goldstein. I moved to Hawaii and the Huelani development on December 18, 2024, along with my wife Joy and our two little dogs. I am retired and currently 68 years old. I am pleased to introduce myself as the newest board member for Huelani, serving as the Director of Landscaping.



I joined the board last month with the intention of assisting the team in maintaining the property's appearance and helping to manage costs. My responsibilities include walking around the community to assess landscaping areas that need improvement, as well as inspecting the common areas in front of homes that may require repairs. Additionally, I will be periodically testing the irrigation system and making recommendations for further enhancements. If you see me walking around and would like to share your thoughts, please feel free to say hello.

I closed on my home in August 2024, and within three weeks, I assembled a team to renovate most of the house prior to moving in. My early career began in the travel industry, where I worked from the age of eight until I was twenty-four. Afterward, I transitioned into the casino industry, where I spent forty years, starting as a dealer in Atlantic City. Over time, I became the owner of my own casino business in California, managing nine locations, two offices, and just shy of one hundred employees. I retired in March 2020, coinciding with the COVID-19 shutdown.

During my tenure in the casino business, I traveled across the country and held management positions in multiple casinos, ranging from supervisor to Director of Gaming. I have been licensed in seven states, each requiring extensive Department of Justice background checks. My experience also includes serving as a project manager for software upgrades, overseeing building expansions, designing casino floors, and managing multiple departments and large budgets.

My areas of experience include IT and computer management, Project management, Property renovation, Finance, and budgets. My hobbies include golf, landscaping, and gardening. A little-known trivia about me: I weighed 300 pounds.

Impact of Water Usage on Maintenance Fees

Water and Sewer Costs for Hu'elani

Water and sewer services constitute a major portion of expenses for Hu'elani. According to the Board of Water Supply's August 2025 bill, water usage this August increased by nearly 25% compared to the same period last year. The cost of potable water, which is used both inside homes and for backyard irrigation, is shared among residents. Sewage charges are calculated based on total water usage, regardless of where it occurs.

For August, the total water bill was \$27,530.56 for 101 homes—resulting in a per-home monthly maintenance fee of \$272.58. Every time water is left running, it directly raises maintenance fees for all residents.

Responsibility for Water Systems

Water used for lawn and plant care in common areas is nonpotable and managed separately by Hu'elani, with its own dedicated bill. Homeowners are personally responsible for maintaining water lines, including the shut-off valve, which typically starts near the street. For some, the water line runs under the driveway, meaning that any leaks and related repairs, even to the driveway, fall to the homeowner. If a homeowner does not promptly fix a potable water leak, Hu'elani will step in to ensure repairs are made. In cases where water lines are shared between homes, responsibility starts at the branch point that leads to each individual residence.

Minimizing Water Waste

Residents are urged not to leave water running unnecessarily and to reduce flow while brushing teeth, rinsing dishes, or washing hands. Excessive or unchecked water use has a direct impact on community maintenance costs.

The sound of running water can be thought of as maintenance fees flowing away with the water.

Sprinkler System Maintenance

All residents should regularly inspect their sprinkler systems for leaks or overwatering. If plants on the other side of your fence look unhealthy, runoff from excess watering could be the culprit. Additionally, check if recent power outages have reset your sprinkler settings.

Community Standards and Responsibility

Responsible water use is critical for managing costs and upholding Hu'elani's community standards. By working together and remaining vigilant, all residents can help control expenses and maintain the quality of life in our neighborhood. We must strive to do better.

BOARD OF WATER SUPPLY City and County of Honolulu 530 S. Beretania Street Honolulu, HI 96843-0001 boardofwatersupply.com Water for Life No New Ones		ENV DEPT. OF ENVIRONMENTAL SERVICES City and County of Honolulu 1900 Ulukoua Street, Suite 338 Kapolei, HI 96707-2040 ENVhonolulu.org	
TOTAL WATER CHARGES		\$13,216.01	
Customer Inquiries? Call 808-748-5000 Water Trouble? Call 808-748-5000 (24 hours) Office Hours: Monday thru Friday 7:45 am to 4:30 pm		TOTAL SEWER CHARGES	
		\$14,314.55	
Sewer Questions? Call 808-768-3330 Sewer Trouble? Call 808-768-7272 (24 hours) Office Hours: Monday thru Friday 7:45 am to 4:30 pm			

ACCOUNT INFORMATION		WATER & SEWER BILLING SUMMARY (See back for details)	
Account Number	7655643737	Previous Balance	\$26,316.98
Name	HUELANI BY GENTRY	Payments	-\$26,316.98
Premise Name	HUELANI BY GENTRY	Adjustments	\$0.00
Address	91-860 LAUNAHOLE ST	Corrections	\$0.00
Billing Date	08/05/2025	Current Charges	\$27,530.56
		TOTAL AMOUNT DUE	\$27,530.56
		PAYMENT MUST REACH US BY	08/25/2025

Bill Period Usage (Kgal)

For Billing Period Ending On

Water Usage Profile			
DATE	THOUS. GAL.	DAYS	WATER CHARGES
08/05/2025	1750	30	\$13,216.01
07/06/2025	1748	32	\$12,011.69
06/04/2025	1445	29	\$9,787.67
05/06/2025	1544	31	\$10,514.33
04/03/2025	1143	28	\$7,570.99
03/06/2025	1138	30	\$7,534.29
02/04/2025	1056	29	\$6,932.41
01/06/2025	1123	32	\$7,424.19
12/05/2024	1193	30	\$7,937.99
11/05/2024	1363	33	\$9,185.79
10/03/2024	1174	28	\$7,798.53
09/05/2024	1349	31	\$9,083.53
08/05/2024	1376	31	\$9,281.21

Indicate address changes below. Please detach and return bottom portion with your payment.

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
CUSTOMER CARE DIVISION
530 S. BERETANIA STREET
HONOLULU HI 96843-0001

7655643737000753056

ACCOUNT NUMBER
7655643737

PAYMENT MUST REACH US BY
08/25/2025

DATE	PAYMENTS/ADJUSTMENTS/CHARGES	AMOUNT	BALANCE
07/23/2025	Previous Balance		26,316.98
	Payment	-26,316.98	
	Balance Before Current Charges		0.00
Meter No. 98188202 Curr Rdg: 26726.000 Prev Rdg: 26641.000 Cons: 85.000 thousand gals Meter No. 98188202 Curr Rdg: 44484.000 Prev Rdg: 42819.000 Cons: 1665.000 thousand gals			
Single Family Water Charges 07/07/2025 to 08/05/2025			
	Tier 1 = 202 Kgal @ \$4.80	969.60	
	Tier 2 = 404 Kgal @ \$6.92	2,795.68	
	Tier 3 = 1,144 Kgal @ \$8.15	9,323.60	
	Customer Charge at Meter Size 2 inch	57.31	
	Fire Meter Standby Charge at Meter Size 8 inch	69.82	
	Total Water Charges		13,216.01
Single Family Sewer Charges 07/07/2025 to 08/05/2025			
	Water Irrigation Factor - 350 Kgal @ \$0.00	0.00	
	Sewer Volume Charge - 1,400 Kgal @ \$4.63	6,482.00	
	Sewer Base Charge for 101 Units	7,832.55	
	Total Sewer Charges		14,314.55
	TOTAL AMOUNT DUE		\$27,530.56
PAYMENT MUST REACH US BY 08/25/2025			

Social Committee

Social Committee Chair: Jennifer Paris



Slime Time and The Sandlot

On July 11th at 6:30pm at the Hu'elani Clubhouse, the Social Committee hosted the summer event "Slime Time and The Sandlot." Attendees made slime, watched the movie The Sandlot on a projector loaned by the Megnas, They also enjoyed "slime punch," popcorn, and candy. Fourteen people attended, including Charmaine, who volunteered to help with the slime activity for the kiddos.

Holiday Decorating Contest

This year we will be using Holiday Surveys and QR codes to vote for the best decorated home. Remember according to Huelani Design Guidelines "HOLIDAY DECORATIONS: Temporary house decorations for special occasions such as holidays need not be submitted for approval provided that they are not installed sooner than 21 days prior to the event and are removed within 15 days after the event." Halloween cannot go up before October 11th and must come down by November 14th.

Christmas not before December 4th remove by January 15th.

Halloween Survey

This year, there will be two winners for the Halloween decorating contest: one for the spookiest house and one for the best theme.

Take my survey: <https://www.surveymonkey.com/r/HJQYXVB>

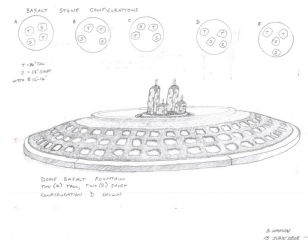
Each winner will receive a \$100 VISA gift card.

Christmas Survey

For the Christmas contest, there will be first and second place prizes.

Take my survey: <https://www.surveymonkey.com/r/HJXR88V>

First place will receive a \$150 VISA gift card, and second place will receive a \$100 VISA gift card.



Hu'elani Fountain Restoration Project

Water Fountain

The Board formed a Fountain Committee, led by Luella Windisch with members Helen Landicho, Josett, and Brian Whalen, to address the Hu'elani fountain's cracked basin, faulty drain, dead hedge, and broken lights. Instead of costly repairs, Brian Whalen designed a budget-friendly alternative using a self-contained system found by Josett for under \$4,000.

With the goal of preserving the “wow factor” that greets residents at Hu'elani's gates, the committee prioritized repairs that would restore the fountain's welcoming presence. The plan calls for stabilizing the structure, filling the basin with rock, placing the fountain on top, and adding plants.

Joyce Wilson generously donated the fountain pieces in memory of her husband Tim. Committee members Brian and Josett Whalen removed hedges, adjusted sprinklers, and fixed drainage, saving thousands in labor costs. The hedge removal alone would have cost \$1,200 from a vendor.

The project is expected to be completed by November 1st, with energy-efficient lights and low-maintenance landscaping. Residents are encouraged to share ideas or volunteer as the fountain and community are revitalized.

This restoration effort is not only renewing a beloved landmark but also reinforcing the spirit of cooperation that defines the Hu'elani community.



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 2025

- 1 Spa autofill replacement
- 2- Fountain repair and upgrade.
- 3- Gym ceiling tiles replacement

Completed Projects in 2025

- 1- House Rules updated.
- 2- CRB and termite damaged trees removed common area
- 3- Roof repair on 2 homes
- 4- Entrance and Exit gate upgraded with safety edges
- 5- Visitor Parking Signs repaired
- 6- PH Probe replaced for the pool chemical feeder
- 7- Pool Light deep end replaced
- 8- Lower Lanai cabinet refurbished
- 9- Lower Lanai ceiling fans replaced
- 10- Spice Tree and 1 Coconut tree removed
- 11- Minor exterior Carpentry Repairs
- 12- Road sweep
- 13- Camera system update
- 14 - Phase 4 power washing scheduled for July 7th-11th
- 15- Updated Swimming Pool sign

©2025 Hu'elani AOA | 91-200 Lukini Place | Ewa Beach | HI | 96706

[Web Version](#)

[Forward](#)

[Unsubscribe](#)

Powered by

