

Hu'elani

April - June 2025 Newsletter



A message from Helen Landicho, President

Aloha Hu'elani Neighbors!

We are approaching the half year mark of 2025. Summer is upon us, school is out, graduates are moving up the educational ladder and others are embarking on their future careers. Oh, to be young again!

It is that time of year and we are on pins and needles bracing for the renewal of the insurance policy that is anticipated from the Broker in late June. It is hoped that we are not facing another triple digit percentage rise in the premium coupled with increased deductibles for claims. Following insights from a board management seminar in May, it is the community's responsibility to facilitate the maintenance and upkeep of Hu'elani. Maintaining our community demonstrates to insurers that the risk of a major claim is controlled.

In that regard, roof inspections were conducted of six roofs chosen at random, three roofs from Lukini and three from Launahele representing different ages in the buildings. All six roofs were found to have some evidence of broken tiles, cracked seams and some deterioration of the underlayment. One roof had evidence of more extensive damage to the underlayment than the others. The company doing the inspection estimated that it would cost between \$3000-\$6000 per roof to address the broken tiles, cracked seams and spot repairs, yet those figures do not address the deteriorating underlayment that was projected to last only twenty years. As part of the ongoing investigation, the board is seeking concrete estimates for the spot repairs, and replacement of the underlayment and possibly replacement of the underlayment and the tiles. A challenge for our community is that the roofs were not budgeted to begin replacing until 2036 as per the reserve studies.

Inspections of the as-built lanais were completed, and the repairs are underway or scheduled. The initiative was to get ahead of water damage and deterioration of the lanais before the entire structure had to be replaced. Thank you to all residents and owners who facilitated these inspections. The intent moving forward is to inspect annually.

On an unpleasant note, self-policing of the House Rules by Residents/Owners has resulted in a rash of harassment claims. When reporting suspected house rules violations to the Site Manager/Board, refrain from taking photos of your neighbors' cars, yards or other belongings, etc., as this activity is being perceived as harassment, an invasion of privacy, and results in feelings of insecurity and animosity. Additionally, please don't expect when reporting these alleged violations to the Site Manager/Board, that one will be apprised of the outcome of the investigation of those complaints. The communication between the Site Manager/Board and any given Resident/Owner is confidential. At the same time, it is important that the focus of the community should be directed to real challenges and avoidance in creating unnecessary conflict over things that are not truly issues. A more balanced approach can go a long way in keeping the neighborhood both respectful and enjoyable for everyone. Hopefully, we can all contribute in a way that enriches the neighborhood, builds trust, and not tensions.

Kind regards,
Helen

Celebrating Graduates

In Huelani, homes are more than just structures; they are where memories are made and cherished. The neighborhood is celebrating the accomplishments of our residents.

Brooklyn Megna has completed an impressive journey, graduating from 5th grade with numerous achievements under her belt. As school President and class Valedictorian, she demonstrated exceptional leadership and academic excellence.

Her involvement in various clubs—National Honor Society, Cub Bots, Kids Initiating Change, and Campus Patrol Officer—highlighted her commitment to making a difference. Alongside her academic and extracurricular pursuits, Brooklyn excelled in sports like gymnastics, volleyball, track, and basketball, showcasing her versatility and drive. Her accomplishments in elementary school set a remarkable foundation, and we eagerly anticipate her continued success at Ewa Makai Middle School. She has the unwavering support and pride of her parents, Mark and Joan Megna.



Brooklyn Megna

Makoa Wilson, a 2025 graduate of Punahou, is the grandson of Dr. Tim and Joyce Wilson. He will be attending Notre Dame this autumn. Dr. and Mrs. Scott Wilson are proud to acknowledge their son's achievements.



House Lights

House lights with your address are particularly important for emergency situations and pizza delivery at night. The street address in Huelani is on the side of your home facing the street. If it is not lit up it is almost impossible for people to see your address from the street. Please make sure the address light is working. The light cover is easily removed by unscrewing two screws on either side to access the light inside. It is an inexpensive low voltage automobile light. If you are not sure, take the old light to an auto parts store or ask our Site Manager Kellie for the light type and/or help.

Social Committee

Jennifer Prais, Social Committee Chair

On Saturday, April 19th, an Egg Hunt and a light breakfast were held for families to enjoy. The Easter Bunny made an appearance and posed for pictures. Over 24 members of Huelani participated, sharing a meal, hunting for eggs, and enjoying the company of the friendly Easter Bunny.



Board Member Change

Alan Yamashiro has stepped down from the Huelani Board effective May 18, 2025. He and his wife Liane are retiring to the mainland. Alan has been on the Huelani Board for 20 years. In that time, he served as our Treasurer, Design Committee Chair and various ad hoc committees as required. He has always served our community well and understood our unique problems. His calm manner was an asset during discussions. Thank you, Alan, for your years of service to this community. You will be missed. We wish you the best of luck in your future endeavors

Basil Wellington has assumed the role of Treasurer. Mitch Goldstein has been appointed to serve on the Board until the Annual Meeting in November.

Things to Check

Your Trees and Bushes

Your private backyard, also known as a Limited Common Element, must be maintained properly. Trees and/or bushes should not extend beyond your back or side yard. These plants should not hang over fence lines or touch any parts of the home or fence.

Your Sprinkler

Water consumption directly affects our maintenance fees in Huelani. Please check your sprinkler timer and adjust the run times to the minimum necessary. Additionally, inspect your system for any potential leaks, especially inside the control box. If you notice damp ground around the sprinkler valve or control box, it may indicate a leak.

Gym

The gym gets a lot of use. Maintenance and repairs can add up. Please be aware that you may not leave your equipment in the gym. Hu'elani maintains the equipment and has it checked to be suitable for public use. Home gym equipment do not meet the stringent requirements of commercial use. On the other hand, do not take Hu'elani's equipment home with you for personal use. The mat under the weights is getting excess wear. Do not drop weights on the floor.

The air conditioner in the gym operates on a timer between 5am-10pm. In the early part of April an electrical outage cause the timer to have the wrong time. Let Kellie know if the air conditioner is not working properly.



Mailbox -CBU

The cluster box units comply with United States Postal Service (USPS) guidelines, and their placement was coordinated with the local postmaster. The Association maintains the CBUs, while the main Master Door Lock and Parcel Door Locks are maintained by the USPS. If an owner loses all keys to their mailbox, the USPS will replace the lock at the owner's expense, which is currently \$50. It is highly recommended that owners make copies of their mailbox key, as neither the Association nor the USPS keeps a copy.



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- Phase 4 power washing scheduled for July 7th-11th
- 2- Spa autofill replacement
- 3- Updated Swimming Pool sign
- 4- Fountain upgrade.
- 5- Gym ceiling tiles replacement

Completed Projects in 2025

- 1- House Rules updated.
- 2- CRB and termite damaged tree 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- One (1) Spice Tree and 1 Coconut tree removed
- 11- Minor exterior Carpentry Repairs
- 12- Road sweep
- 13- Camera system update
- 14- Lanai Repairs
- 15- Replaced toilet in women's bathroom

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