



THE HEIGHTS AT WAILUNA

NEWSLETTER

JAN-MARCH 2023

ANNUAL MEETING

The 2023 Annual Board Meeting will be held on Monday, March 27, 2023, 6:00 PM at The Lodge. The purpose of the annual meeting is to conduct business that impacts the community, elect new board members, and discuss goals and strategies for the upcoming year.

Packets and details will be mailed directly to homeowners.

MONTHLY BOARD MEETINGS

2023 Monthly Board Meetings are held on the fourth Monday of every month, 6:00 PM at The Lodge. Below are a list of dates for the remainder of the year.

- Monday, 2/27/23
- Monday, 3/27/23 - Annual Meeting only
- Monday, 4/24/23
- Monday, 5/22/23
- Monday, 6/26/23
- Monday, 7/24/23
- Monday, 8/28/23
- Monday, 9/25/23
- Monday, 10/23/23
- Monday, 11/27/23



COMMUNICATION

We encourage homeowners to register for the TownSq app. This is a vital tool that connects our community. Using this app will allow you to receive timely updates which include unexpected/emergent issues, view association documents, submit a request to the property manager, and view/pay your monthly payments. Please consider registering for TownSquare. Should you have any questions or would like additional details, please contact David directly at (808) 539-9755 or davids@HawaiianProp.com.



FRIENDLY REMINDERS

- As a courtesy to fellow neighbors, please have guests park on Kaahumanu street.
- Please cut back trees/bushes/hedges, being mindful of the zero lot side.
- Please check to make sure sprinklers are not spraying neighboring homes.
- Trees should not exceed the roofline

WATER CONSERVATION

The Board of Water Supply (BWS) continues to urge residents to remain vigilant and reduce water use by 10%. As a reminder, BWS requests that we water outside the hours of 9:00 AM to 5:00 PM. We must all do our part to conserve water.

If you see leaking sprinklers, water wastage or have suggestions for our community to save water, please reach out to David via email or TownSq app.

- Emergencies: 9-1-1
- Bulky Item Collection: (808) 768-3200
- Board of Water Supply: (808) 748-5000
- HECO: (808) 548-7311
- Hawaii Gas: (808) 535-5933
- 24-Hour Emergency Hotline: (808) 526-0066

PROPERTY MANAGER

- David Simpson, RA
- Community Portfolio Manager
- Phone: (808) 539-9755
- Fax: (808) 521-2714
- Email: davids@HawaiianProp.com
- Hawaiian Properties Front Desk: (808) 539-9777





The Heights at Wailuna Newsletter

May/June 2023

New Property Manager

The Heights at Wailuna has a new Property Manager who has taken on our account beginning May 1, 2023. Leslie Chang is a Sr. Community Portfolio Manager/Dir Property Management with Hawaiian Properties.

Leslie has 49 years of experience in the property management industry. He holds the Certified Manager of Community Associations (CMCA) and Reserve Specialist (RS) designations. The properties that Leslie has managed include an array of single family homes, townhomes, multi-story low rises, and multi-building hi-rises.

His contact information is: lesliec@hawaiianprop.com and 808-539-9732. Please contact Leslie with any questions you have about The Heights at Wailuna Homeowners' Association.

For after-hours, holiday and weekend property-related emergencies, please call 808-539-9777.

Board Information

The annual meeting for The Heights at Wailuna was held March 27, 2023.

Below is a list of our new Board of Directors:

President: Sasha Mak
Vice President: Donna Kishi
Secretary: Undecided
Treasurer: Lynn Villafana

Directors:
Suzanne Carlos
Karen Goto
Jennifer Jungel
Craig Sunada
Desiree Yamauchi

Board meetings are scheduled for the 4th Monday of each month at 6:00 p.m. and are held at The Lodge. All owners are invited to attend the meetings.

Meetings for the remainder of the year are scheduled for:

May 22
June 26
July 24
August 28
September 25
October 23
November 27

The board traditionally does not meet in December.

One board position is currently vacant.

If you are a homeowner who is interested in serving on the board, and are in good standing without delinquent fees, please contact Leslie Chang at lesliec@hawaiianprop.com and plan to attend the May meeting.

Return Your Consent Paint Ballot

Hawaiian Properties mailed a background letter and written consent ballot dated April 4, 2023 to all The Heights at Wailuna homeowners regarding a proposed declaration amendment regarding exterior paint colors.

The proposed Declaration Amendment that homeowners are voting on addresses the exterior paint color by adding, **“any change in or to the exterior paint color of an apartment”** to the text in the original Declaration.

A **“FOR”** vote on the Written Consent Ballot means that a homeowner **does** approve granting the Board the authority to allow owners to change the original as-built exterior color of their units. If the proposed amendment is approved by 67% of the owners, then the Board can approve homeowner requests to change the color of the house, as long as the homeowner demonstrates the new color is not the same color as that of either adjacent house.

An **“AGAINST”** vote on the attached Written Consent Ballot means that the homeowner **does not** approve granting the Board authority to allow owners to change the original as-built exterior color of their units. In other words, units which are currently painted in a replacement color other than the original as-built color, will be required to change back to the original color at the next repainting of the house. The owner will be required to provide a copy of the conditionally-approved application to any subsequent purchaser of their unit.

Approval by sixty-seven percent (67%) of the common ownership interest is required in order to adopt this proposed Declaration Amendment. If it is **not** approved by 67% of the owners, then the Board will need to **require unit owners to maintain their original exterior paint color**.

It is important to voice your opinion and return your consent ballot. The board appreciates your assistance in resolving this issue. If you have any questions, please contact Property Manager Leslie Chang at lesliec@hawaiianprop.com.

Updates

We are in the process of repairing and updating the irrigation system, including putting sprinklers on a consistent watering schedule. The board is working with contractors and inspecting the current system, however if you're aware of a broken sprinkler in the common area in front of your home or the common area behind your home, please let us know. Also, please do not adjust the sprinkler timer in your utility closet.

Last year, as part of our Capital Improvement Projects, all of the street poles and lights throughout The Heights at Wailuna were replaced with new poles and LED lights. Please let us know if you notice that any of the lights aren't working correctly.

We recently contracted with a company to make needed repairs to the gates and fences on the front of our homes. If your gate latch isn't working correctly, or your fence is missing boards, in need of paint, or in general disrepair, please contact Leslie Chang at lesliec@hawaiianprop.com.

All of the streets in The Heights at Wailuna are tentatively scheduled to be seal coated this summer. Additional information will be forthcoming as details are confirmed.





- ✓ Please remember that all homeowners are required to obtain written approval from The Heights at Wailuna's Board of Directors prior to making any exterior modifications, additions, or improvements to their home or lot.

Examples of projects that need approval include: exterior paint of house; installation of an air conditioning unit or photovoltaic system; replacement of roof, garage door or utility door; home additions or enclosures; and siding/chimney repair.

Before embarking on any revisions to your home, it's important to read **The Heights at Wailuna Architectural Modification Guidelines** and obtain written approval for any revisions that require board approval. Applications are discussed and voted on at the monthly meetings so please submit your application at least one week prior to the meeting.

The Heights at Wailuna Architectural Modification Guidelines can be located here:
<https://heightsatwailuna.net/forms/Wailuna-Arch-Mod-Guidelines-081020.pdf>

Attached to this email newsletter is the current **Application for Modifications, Additions or Improvements**, which must be completed and approved prior to revisions being made to your home.

- ✓ Plants must be kept away from the zero-lot line adjoining your neighbor's property. No foliage should be touching your neighbor's home.
- ✓ Please be mindful of your neighbors. Our homes are close to each other and children playing in the streets or dogs barking in their yards early in the morning or late at night disturb the peaceful environment of The Heights at Wailuna.
- ✓ Summer is around the corner and kids will soon be out of school. Please watch your speed while driving on Kaahumanu Street as well as within our neighborhood. We want everyone to have a safe and fun summer!

If you'd like to add or delete your email address from our bimonthly newsletter distribution list, please send an email to HeightsatWailunaBoard@gmail.com.



The Heights at Wailuna Newsletter

July/August 2023

Property Manager:

Leslie Chang
lesliec@hawaiianprop.com
808-539-9732

**Hawaiian Properties after-hours
property-related emergencies:**
808-539-9777

Wailuna Security:
(on-site daily 2:30 pm-6:30 am)
808-282-7299

Board of Directors:
Suzanne Carlos
Karen Goto
Jennifer Jungel (Secretary)
Laurie Kim
Donna Kishi (Vice President)
Sasha Mak (President)
Craig Sunada
Lynn Villafana (Treasurer)
Desiree Yamauchi

Remaining board meetings this year are scheduled for the following dates at 6:00 pm at The Lodge. All owners are invited to attend the meetings.

July 24
August 28
September 25
October 23
November 27

Homeowners Vote to Approve Paint Consent Ballot

The board appreciates everyone's quick responses to the proposed Declaration Amendment regarding exterior paint colors. Within two months, homeowners voted overwhelmingly to approve granting the Board authority to allow owners to change the original as-built color of their units.

Approval by 67% of all homeowners was required to adopt the proposal. A total of 104 consent ballots were returned, which represent 81.3887% of all units. The final results are as follows:

- * 67.1503% In Favor
- * 10.2854% Against
- * 3.953% Abstain

With this authorization, the Board can now approve homeowner requests to change the color of their house, as long as the homeowner demonstrates the

new color is not the same color as that of either adjacent house.

We realize that some homeowners have delayed repainting their homes until the voting was completed. If you would like to paint your home, please submit a completed Architectural Modification Request Application (attached to this email).

If you have any questions, please contact our Property Manager, Leslie Chang at lesliec@hawaiianprop.com or 808-539-9732.



Reminder - Asphalt Maintenance Begins Soon

DC Asphalt will be completing our asphalt maintenance project in July. Residents who will need access to their vehicle will need to park on Kaahumanu Street as access to the resealed road will be restricted for 2 days per phase.

Please see below for the Schedule and Phase Map. Remember that each phase section will require a full 2-day closure from 8 AM on Day#1, re-opening by 8 AM on Day# 3. The asphalt construction schedule & working areas are noted below. Working hours will be from 8 AM - 5 PM; all construction will be weather permitting.

Asphalt Speed Bump Replacement - Friday July 7, 2023

Twelve New Speed Bumps: The roadways will be open throughout this phase of construction; however, employees will be working on the roadway, so please use caution when driving throughout the property.

Seal Master Seal Coat Application: Phase 1 (RED SECTION) – Thursday, July 13 & Friday, July 14.

This section will be closed to vehicles from 8:00 am on July 13 – 8:00 am on July 15.

Seal Master Seal Coat Application: Phase 2 (BLUE SECTION) – Monday, July 17 & Tuesday, July 18.

This section will be closed to vehicles from 8:00 am on July 17 – 8:00 am on July 19.

If your home is located in this section, garbage will still be picked up on Tuesday, July 18. We have coordinated with City Refuse, who has agreed to pick up garbage BEFORE 8 am, prior to DC Asphalt applying the second coat of asphalt. Please set your garbage can out the night before to ensure that it's out in time.

Seal Master Seal Coat Application: Phase 3 (GREEN SECTION) – Thursday, July 20 & Friday, July 21.

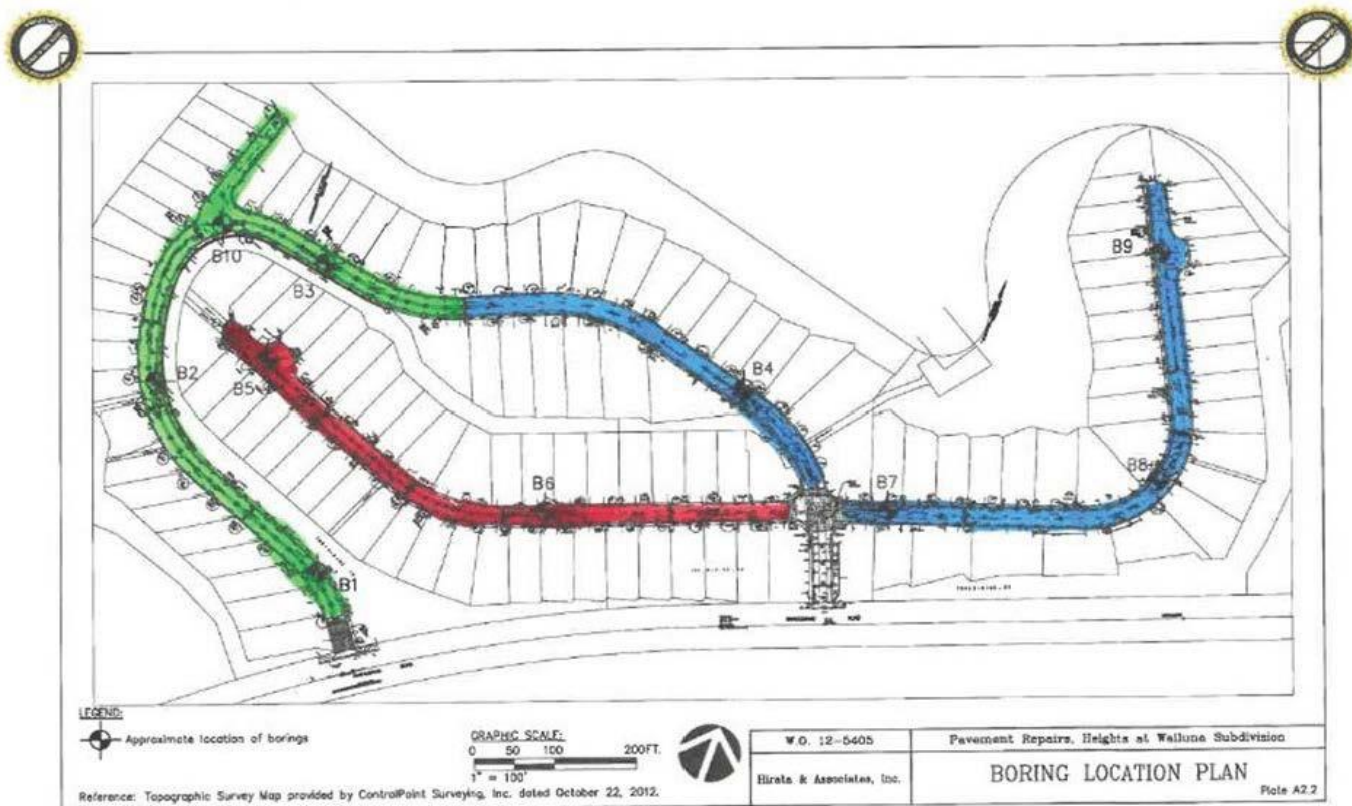
This section will be closed to vehicles from 8:00 am on July 20 – 8:00 am on July 22.

Speed Bump Painting – Monday, July 24

Speed bumps will have temporary striping and will be painted at the end of the project. The speed bumps will be painted one side of the road at a time to allow access and keep the roadway open.

Address Curb Painting - Dates To Be Determined

Once the concrete/sidewalk and asphalt resealing projects have been completed, the house addresses will be painted on the curbs.



Property Walk-Throughs

The Board of Directors will conduct walk-throughs of our community, beginning in August. The following items will be addressed: roofs in poor condition; garage doors in poor condition; utility doors that are broken, in disrepair, or out-of-compliance; and landscape in the side yard, including overgrown trees and shrubs encroaching the zero lot lines.

We all want to our neighborhood looking nice. Please take a look at the exterior of your house and address any of the above-listed issues prior to the property walk-through in August.

Friendly Reminders

Zero Lot Line

Please be mindful of your neighbor's home and privacy fence on the Zero Lot Line side of your yard. It's important to keep your plants and other items clear of this area.

Architectural Modification Requests

Please submit your Architectural Modification Request form and supporting documents to Leslie Chang before the 15th of the month. This will allow adequate time to have your request looked at prior to the board meeting, which is scheduled for the 4th Monday of each month.

Recreational Facilities

Residents of The Heights at Wailuna are members of the Wailuna Recreation Association and have access to The Lodge and pool; the Swim Club; and the Tennis Courts.

Facilities are open the following hours:

Lodge 8 am – 10 pm
Swim Club 8 am – 10 pm
Tennis Courts 7 am – 10 pm

Fence Repairs

You've probably noticed workers repairing fences around our neighborhood over the past few weeks. Due to the pandemic and subsequent staffing issues, it's taken longer than originally planned to contract with a company to perform the repairs. Current priorities being addressed are broken or rotten slats as well as broken gate latches. After these are repaired, fences which need to be painted will be addressed. If your fence needs to be repaired or painted, please complete the Maintenance Work Order Form (attached to this email) and return it to our Property Manager, Leslie Chang. Please include photos of your fence, if possible.



Wishing everyone an enjoyable and safe 4th of July!

Remember – Fireworks are NOT ALLOWED at The Heights at Wailuna.

If you'd like to add or delete your email address from our bimonthly newsletter distribution list, please send an email to HeightsatWailunaBoard@gmail.com.



The Heights at Wailuna Newsletter

September/October 2023

Property Manager:

Leslie Chang
lesliec@hawaiianprop.com
808-539-9732

Hawaiian Properties after-hours property-related emergencies:

808-539-9777
If there is an after-hours (weekend, evening, etc.) water issue, please contact the phone number listed above.

Wailuna Security:

(on-site daily 2:30 pm-6:30 am)
808-282-7299

Board of Directors:

Karen Goto
Jennifer Jungel (Secretary)
Laurie Kim
Donna Kishi (Vice President)
Sasha Mak (President)
Lynn Villafana (Treasurer)
Desiree Yamauchi

Remaining board meetings this year are scheduled for the following dates at 6:00 pm at The Lodge. All owners are invited to attend the meetings.
September 25
October 23
November 27

Community-Wide Beautification Efforts

Your Heights at Wailuna board of directors, along with property manager Leslie Chang, have been diligently working to address the common areas of our property.

Projects completed this summer include:

- sealcoating the asphalt
- replacing the speed bumps
- repairing the curbs and sidewalks
- fixing the white picket gates and fences
- repainting the “monument” sign at the lower entrance to our property
- cutting the Norfolk pine trees, which were creating a hazard during strong winds
- continuing to eradicate invasive trees along the perimeter of our property

Homeowner approval of the paint consent ballot in June has allowed the board to move forward with approving paint requests that had been pending for an extended period of time. We appreciate the homeowners who waited patiently until the ballot was approved and have since painted their homes.

The board will continue working on beautification projects for the remainder of this year. Upcoming projects include repairing damaged rock walls and refurbishing some of the front yard beds.

There are also behind-the-scenes tasks which may not be apparent on a day-to-day basis to homeowners, but which are important and impact all of us. These include updating the Architectural Modifications Guidelines and the Heights at Wailuna website.

Understanding Zero Lot Lines

Homeowner Associations (HOAs) with zero lot lines are residential communities characterized by closely spaced homes, where dwellings are built along the property lines to maximize land use. In this setup, one or more sides of a house directly abut the neighboring property. HOA homes that have zero lot lines enjoy a unique setting where homes are purposely built close together to promote a sense of camaraderie.

Please be respectful of your neighbors. Encroaching on zero lot line refers to extending or placing structures, objects, or vegetation beyond the boundary of your property and onto the neighboring zero lot line property.

Heights at Wailuna homeowners are responsible for maintaining the wooden border and edging material on the zero lot side of their house. Pressure treated lumber, or other suitable termite-resistant edging materials, such as black plastic edging or earth tone border material, are permitted.

It is important to be considerate of your neighbors and avoid spraying their house with water while gardening or watering your landscape. Spraying water onto your neighbor's property, including their house, can lead to issues such as water damage and mold growth.

Here are some tips to prevent any accidental water-related problems:

- Use targeted watering methods: Utilize drip irrigation, soaker hoses, or watering cans to deliver water directly to your plants without causing water to spray onto the neighbor's property.
- Adjust sprinklers properly: If you have sprinklers installed, ensure they are appropriately adjusted to water only your garden or landscape and not the neighbor's house or property.
- Check wind direction: Be mindful of wind direction when watering to avoid water being carried over to the neighbor's side.
- Communicate with your neighbors: If you have concerns about watering practices, talk to your neighbors to address potential issues or find a suitable watering schedule that works for everyone.

By being considerate of zero lot line practices, you will maintain positive relationships with neighbors and create a harmonious living environment. Together, we can continue to make the Heights at Wailuna a terrific place to live!

Friendly Reminders

Conduits

When you have split air conditioner units installed, the conduits need to be painted to match the color of your house or white (for any portion that is placed on the trim of your house). In other words, the conduits must match the color of the surface that it's affixed to on your house.

Attic Covers

Install attic covers to prevent bird nesting. Taking action now will help ensure that your attic remains bird-free and avoids potential issues later on. Don't forget to use bird deterrents, seal openings, and implement other preventive measures to safeguard your attic from unwanted visitors.

Happy home maintenance!

Halloween Festivities

The Wailuna Recreation Association is hosting its annual Halloween Party on Tuesday, October 31 from 5:30 pm-7:00 pm at the Lodge. Food and drinks will be provided. Each child will receive a goodie bag and there will be a costume contest.

Residents of The Heights, Crest, and Townhomes are invited to join in on the fun!

Follow-Up on Property Walk-Through

As noted on the front page of this newsletter, your Homeowners Association (HOA) strives to maintain the quality-of-life and aesthetics that make The Heights at Wailuna neighborhood a wonderful place to live.

The property walk-through has been completed and minor violations were noted. Hawaiian Properties will be sending out letters to homeowners who had a violation. The letters are intended to be friendly reminders rather than punitive in nature. With that in mind, we are asking that homeowners make every effort to correct the violation(s) by December 31, 2023.

We understand that life can get busy, and it is easy to overlook these matters. The collective adherence to our community guidelines helps maintain property values and ensures a pleasant living environment for everyone.



If you'd like to add or delete your email address from our bimonthly newsletter distribution list, please send an email to HeightsatWailunaBoard@gmail.com.



The Heights at Wailuna Newsletter

November/December 2023

Property Manager:

Leslie Chang
lesliec@hawaiianprop.com
808-539-9732

Hawaiian Properties after-hours property-related emergencies:

808-539-9777
If there is an after-hours (weekend, evening, etc.) water issue, please contact the phone number listed above.

Wailuna Security:

(on-site daily 2:30 pm-6:30 am)
808-282-7299

Board of Directors:

Karen Goto
Jennifer Jungel (Secretary)
Laurie Kim
Donna Kishi (Vice President)
Sasha Mak (President)
Lynn Villafana (Treasurer)
Desiree Yamauchi

Remaining board meetings this year are scheduled for the following dates at 6:00 pm at The Lodge. All owners are invited to attend the meetings.
November 20

Follow-Up on Property Walk-Through

We appreciate all the homeowners who have worked to correct any violations which were noted in letters recently sent by Hawaiian Properties. If you received a notice and have not yet fixed the issue, please make every effort to correct the violation(s) by December 31, 2023.

Certain repairs (i.e.; painting, roofing, siding, utility or garage door replacement) require that an Architectural Modification request be submitted and approved by the Board. The Architectural Modification forms are available on our website at: https://heightsatwailuna.net/forms/Application-for-Modification-fillable%20revised07.07.2022_finaljune2023.pdf

Architectural Modification Guidelines can be found here: <https://heightsatwailuna.net/forms/Wailuna-Arch-Mod-Guidelines-081020.pdf>

We understand that life can get busy, and it is easy to overlook these matters. The collective adherence to our community guidelines helps maintain property values and ensures a pleasant living environment for everyone.



REMINDERS

As the holiday season approaches, please take a few minutes to review several useful reminders that will contribute to the safety and well-being of everyone at the Heights.

KEEPING WAILUNA STREETS SAFE

Many residents in our community enjoy walking, especially in the mornings and evenings, when some drivers may be in a hurry going to work or returning home. It's important for all drivers to keep within the stated speed limit and be mindful of surroundings while driving.

Please keep keiki on battery-powered toys off the streets unless a parent is by their side. It's simply too dangerous. We don't want someone backing out of their driveway unable to see a little one behind them. Let's keep our keiki safe and our streets clear.

There have been numerous instances of dogs getting loose and running around the neighborhood. If you have a dog, for everyone's sake, please keep it inside your home or behind your locked gate. All dogs outside of their properties must be leashed.

PARKING

As a friendly reminder, The Heights at Wailuna's parking policy is noted below. This excerpt is from page 3-2 of the Rules and Regulations:

*"Residents and their guests shall not park their vehicles on any portion of their Condo lot visible from any adjacent property, except in a garage or on a paved driveway area; and boats, trailers, or truck campers will not be kept within or on any Condo lot except in a garage. **All four wheels of vehicles parked in driveways shall be on the concrete driveway, specific exemptions to this Rule are units 1810-K, 1810-U, 1820-E, 1820-M, 1840-K, 1850-N, and 1840-T.***

There shall be no parking permitted on the private roads within THE HEIGHTS AT WAILUNA. Guests parking should be accommodated on the Resident's driveway and overflow vehicles should be parked on Kaahumanu Street."

The Heights at Wailuna Rules and Regulations are available here:

[https://heightsatwailuna.net/docs/HOUSE%20RULES Heights.pdf](https://heightsatwailuna.net/docs/HOUSE%20RULES%20Heights.pdf)

HOLIDAY LIGHTS

Our community always looks very festive during the holidays, with many homeowners putting up beautiful holiday decorations and bright lights. It's a tradition that really adds to the charming atmosphere of our neighborhood and we encourage everyone to get involved. Kindly remember to take down all lights and holiday décor by Sunday, January 7.

FIREWORKS

We hope that everyone has a safe and happy New Year! Please remember that fireworks are not allowed at The Heights at Wailuna. This rule is strictly enforced; any violations will result in a \$500 fine. Wailuna Security is available at 808-282-7299.