



## Fairway Village at Waikele Newsletter SPRING 2023

Aloha!

*This is one of our largest Newsletters yet. Although there is a lot inside, it is all essential information that every owner should receive about activities impacting their property in the next 2 years that are unfolding beginning in the next few months. Ideally, we should have a monthly newsletter to give smaller bites of info regularly. We need Newsletter Committee volunteers as the 6 Board volunteers have our hands full with all the activity you will see in this newsletter.*

*We are moving quickly into an exciting couple of years that will produce a significant facelift for our property. Our board of volunteer owners are working hard after hours to keep our property safe, peaceful, with high property resale values. We are coordinating contracts for painting our buildings this year, with asphalt replacement next year. These are two large projects in the life cycle of Fairway Village (FWV). We have made efforts to make it easier for all owners to share positive ideas on how to continually improve our community. I'm happy to mention that although it's only slight, we are noticing an increase in owner participation in Association activities. Thanks for your energy, ideas, and pride in our community. The resident owner Board of Directors volunteers are consistently improving and increasing the content of our newsletters to keep you better informed. We can always use your help, input, and ideas!*

Mahalo,  
  
Dr Lou Jones,  
President, Board of Directors  
Fairway Village Association of Apartment Owners



## WAIKELE COMMUNITY ASSOCIATION 30th ANNIVERSARY LUAU

The Waikele Community Association's (WCA) 30-year anniversary was celebrated on April 15, 2023, from 4:00PM to 8:00PM at the WCA Community Center. The opening blessing was delivered by Pastor Brian Aki from Inspire Church followed by a Lion dance and a night full of great entertainment and food.

The approximate 500 people in attendance enjoyed pupu plates, some of them being imu kalua pig, lomi salmon taro roll sliders, huli-huli chicken and lilikoi green salad as well as ono desserts of fruit on a stick and Kona mud pie. Entertainers from "Touch of Gold" and "Kapena" kept everyone dancing steps throughout the night.

State Senator Michelle Kidani and Councilmember Matt Weyer presented our WCA General Manager Malcolm Ching with a Senate Certificate and City Proclamation honoring the Waikele Community Association on its 30-year anniversary. Duane Samson, our WCA Community Safety Director, then presented Neighborhood Security Watch (NSW) Certificates of Appreciation to our security watch volunteers.

## HPD CERTIFICATE OF APPRECIATION

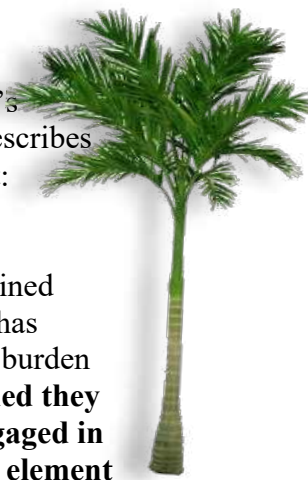
Certificate of Appreciation from HPD Presented by WCA lead Community Safety Team (CST) Officer Duane Samson for our efforts to start a Neighborhood Security Watch in Fairway Village, monthly participation in the WCA Neighborhood Watch Council, and participation with our neighboring Waikele communities.



## ASSOCIATION RESPONSE TO INVASION OF ROSE-RINGED PARAKEETS

The Fairway Village Association endeavors to continue our efforts to repel the invasive Rose-Ringed Parakeets (RRP) before they destroy large parts of our community, including our largest and most majestic trees. As owners may recall, the State of Hawaii Department of Land and Natural Resources (DLNR) Wildlife Division has declared the RRP to be an "**Injurious Species**", with DLNR's Hawaii Invasive Species Council going so far as to warn, *RRP are the most successful species of invasive parakeet worldwide. . . [and] may also harm native ecosystems by spreading invasive seeds, displacing other native birds, and potentially spreading avian diseases. Their roosting behavior, loud calls, and accumulated droppings are potentially harmful to public health.*

For more information on the risks posed by RRP, owners are encouraged to visit DLNR's website at <https://dlnr.hawaii.gov/hisc/rose-ringed-parakeet/>. The DLNR website also describes the havoc wreaked upon a Kauai condominium association by Rose-Ringed Parakeets at: <https://dlnr.hawaii.gov/blog/2017/02/28/nr17-027/>.



A very small segment of our community attempted to interfere with the Association retained vendor's efforts to protect our community from this injurious species. This interference has resulted in additional costs and delays which will not only result in additional economic burden to all owners but will result in an increase in the size of the colony. **Owners are reminded they do not have a right to interfere with the Association and/or its retained vendors engaged in the maintenance and upkeep of the common elements, which includes our common element landscaping we are desperately attempting to save from destruction by these birds.**

The Association will continue to utilize all legally permissible methods to eradicate the invasive RRP from our community. The Board has a fiduciary duty to act in the best interests of the Association, and by any objective standard, the destruction of our project and reduction in property values caused by this injurious species is not in the best interests of the Association. The owner's voice in any situation is through owner Association meeting participation. The Board has acted, and will continue to act only in accordance, and following consultation with government agencies with authority over this issue, including DLNR, HPD, WCA, and Association legal counsel.

We do not want the result of this invasive species (pictured below) in other US locations that failed to take proactive action because of fascination with these otherwise beautiful, majestic birds until it was too late. Our Royal Palm trees currently have this same level of infestation. The Association recently (Week of 17 April 2023) had to fund an additional trimming of the lower 1/3 of branches on each tree that are dying from the densely populated bird weight burden. We had to cut the dying branches to prevent them from falling on cars and owners. These branches are 80 feet in the air and weigh about 100 lbs. That is an **additional cost** beyond our normal annual budgeted amount for tree trimming. With approximately 25-50 birds per branch, each branch we cut displaces those 25-50 parakeets further into our property from the front entrance. Owners are encouraged to view these trees at night with a flashlight to count the birds for yourselves. The birds are highly adaptive and already probing the Shower trees and African Tulip trees further into our property.





**Alternative Solutions** – Starting in 2019 the Association formally attempted to get help from the State, City & County of Honolulu, and the WCA Board of directors with no success. Since 2019 we have contracted the only pest management company that would attempt to repel these intelligent birds. The association paid for trapping, emplaced mainland recommended repellents, tried green laser colony irritation, tried hand catching at night, and tested drone disruption to no avail, costing owners in the realm of \$100,000 over a 3-year period. Our latest approach is the last resort.

The alternative is to cut down the majestic Royal Palms at our entrance and replace with smaller trees. This would be an extremely costly and protracted process to remove the large trees and redesign/replant our front entrance. The Board has appointed a committee to research the cost of redesigning our front entrance should we need to resort to this worse case solution.

**NEIGHBORHOOD SECURITY CRIMEWATCH**

The FWV owners team participates in the monthly WCA NSW council. During these monthly updates, HPD notes that there is a slight increase in the rate of crime across Hawaii. We are noticing the same increase in our Village. Most disturbingly, our NSW has noticed a trend of suspicious activities from guests of our residents, and other loitering strangers. Please know that all suspicious and criminal activity is being reported and logged by our NSW and observant owners for further investigation by our HPD community liaison team.

Please assist the community by doing your part using the contacts below to anonymously report suspicious or criminal activity. If the activity does not fit 911 call activity, use the 311 App to report suspicious people or activity trends. The FWV NSW team was briefed by the HPD District Commander and Executive Officer that they use our reports on 311 at each shift change briefing to give patrolmen a focus for watching criminal activities. Your 911 and 311 reports get action!

Sadly, our NSW support has been dwindling. We started off with 12 volunteers but slowly reduced to 5 and most times down to 2 as the volunteers were not getting any more support from our 208 units of residents. We have attempted to join other nearby communities to jointly share patrolling duties. We are also volunteering for the new WCA car mobile patrols to bring visibility to our Village. We are also considering alternative more costly approaches as the criminal activity is increasing as we appear to be non-responsive easy targets for roving criminals. Unless we find cheaper volunteer solutions to prevent increasing catalytic convertor thefts, break-ins, and vandalism we are considering presenting the owners with the following security options.

**Crimewatch Alternatives**

- Front Entrance Electronic Gate for Cars and Pedestrian Security Gate \$\$\$
- Paid Part-Time Roving and Entrance Security Guards \$\$\$

Please reach out to our NSW team or use the methods below to send the message “Anyplace Else But Here” (Officer Duane Samson) to visiting criminals.

**Waikele Posse Alerts**

The Waikele Community Association’s (WCA) Waikele Posse Mass Communication Notification System. You will receive notifications about things happening in the



community and monthly NSW meeting locations, times, and topics. To sign up follow this link: [asp.schoolmessenger.com/waikele/subscriber/](http://asp.schoolmessenger.com/waikele/subscriber/)  
Email WCA at [info@wca-ohana.org](mailto:info@wca-ohana.org) if you need an instructional sheet on how to sign up.

### **Honolulu 311 APP**

The Honolulu 311 Application allows the community to report non-emergency incidents to the HPD without having to call 911. **CALL 911 FOR EMERGENCIES ONLY.** Honolulu 311 has Apps for your phone or online. Google Honolulu 311 for more information.

### **FRONT ENTRANCE COMMITTEE**

The Association has initiated a Front Entrance Planning Committee to **research** alternative solutions for the Royal Palm trees in the front entrance should our present plans to repel Parakeets fail. The committee is also researching costs and vendors for electric vehicle and pedestrian vehicle gated access and Part Time Entrance/Roving security guards should our volunteer NSW approach continue to not receive enough volunteer owner support to be effective. Both more costly solutions will be presented to the owners for voted opinion/approval should we need to resort to these measures. This is **ONLY** a research committee. If you have ideas for vendors or designs, please notify our site manager Clete Pung. He will forward your ideas to the Committee.

### **BULK TRASH REMINDER**

If you need to have bulk trashed picked up, you can coordinate for your individual pick up Through the City's [opala.org](http://opala.org) website or, if you do not have internet access, by calling 768-3200 option "0."

*"Each individual unit within a multi-unit residential building may schedule up to five (5) bulky items per collection appointment and two (2) metal appliances\* per separate appliance appointment. Residents may leave items curbside from 6:00 p.m. the night before the appointment."*

<https://honolulu.sanstar.net/honolulu-public-client/app/appointments/create-appointment>



There has been a trend of residents placing bulky items in and around our trash enclosures during the night. Oahu does not do curbside monthly pickups as of June 2020. The Association has published the change in every newsletter since that date and placed new signs in every trash enclosure reflecting the same information. The Association is taking additional measures to monitor and enforce fines for violating this Clean Community measure. If you see a violator, report the incident to the Site Manager Clete Pung for action.

## **PAINT STATUS**

The Board is continuing the final steps of coordination for painting the entire complex. We will be prepping and repairing buildings for painting first under one contract, and painting under the larger second contract. We had a selection of 4 vendors submit proposals under the supervision of Sherwin Williams for the painting. The board made a counteroffer to the best bid for quality, delivery time, and price considerations. Once we get a confirmed bid, we will publish a phased painting schedule to let you prepare for any temporary inconvenience during the painting process. We anticipate a 3-month phased painting process across our 31 homes and buildings to be concluded before the end of 2023.

The Board is still working an estimate for paint prep building repairs with 4 vendor proposals. Paint prep will involve repairs of:

- Limited vertical spalling
- Utility Doors
- Trim
- Siding
- Decking



## **AIR CONDITIONER SCREENS**

Reminder: All A/Cs facing outside of the property and visible from the street or golf course outside the FWV property must have the approved A/C screens. There are a significant number of units currently not in compliance. Coordinate with the Site Manager, Clete Pung, for questions about the requirement or if you need assistance finding a contractor to install your required A/C screen. If you do not respond, the screens will be replaced at owner's expense including fines after citations are issued in accordance with the FWV House Rules and By-Laws.

## **AIR CONDITIONER SURROUNDING WINDOWS GUIDELINES**

Reminder: as we prepare the buildings for our upcoming painting, the Site Manager, Clete Pung, will enforce and repair unauthorized plywood window coverings or any A/C cutouts in the building structures covered by plywood at owner's expense, including any citation fines. These plywood modifications are not authorized nor approved by the Board in accordance with the Fairway Village By-Laws, and the WCA Modification Committee published standards.

## **NEW TREES ALONG LUMIAINA STREET**

WCA removed the small Palm Trees fronting the Lumiaina side of our property last September. These trees provided a tropical exterior to our property while providing a sound baffle from the busy Lumiaina street traffic, adding a degree of privacy for residents facing Lumiaina street. The board attempted deliberate discussions with WCA who eventually claimed the trees were in our property area after they removed the trees. We will replace the trees with younger 4-foot palms to lessen the cost. They will eventually grow into the same space.



## **CLOSING OF THE FWV PERIMETER FENCE LINE**

The Board continues to close the fence line around our property from the entrance to the Metal Golf course fence up the hill on Lumiaua Street. We have selected one of 3 vendors and must complete Permit approval before getting started on the installation. This project is part of the ongoing effort to further secure our property from loitering strangers such as the eBikers that

vandalized our fire extinguishers. They entered and exited the property through the Lumiauu street side.

### **FIRE HYDRANT SERVICING ONGOING**

The fire hydrants on our property are private structures that the Association owns and maintains. If there are any issues with the hydrant near your home, please notify the Site Manager, Clete Pung.

### **ROAD SURFACE CONDITIONS**

The Association is already planning to start asphalt replacement promptly at the beginning of 2024. The goal is to begin accepting vendor proposals at the end of the summer after the painting is in progress. The timeline will be to approve a competitive bid by December and release a phased asphalt plan by January 2024 for owner review, input, and approval. There will be no more repairs to the roadway unless there is a significant safety risk. Be sure to report any safety risk observations to the Site Manager, Clete Pung.

### **LIGHTING COMPLETED ACROSS THE PROPERTY**

If you notice any further outages, please notify the Site Manager, Clete Pung.

### **IRRIGATION LEAKS FIXED. If you see some leaks, tell someone.**

### **CONSOLIDATED CABLE**

Spectrum Cable offers up to 40% savings if the Association would adopt the Corporate Group discounted rate. Adopting this measure would require 100% participation by the Association owners. If you are interested, let the Site Manager know. If there is considerable interest, we will send out the full cable plan package info and put it to an Owner vote by mail.

### **LOAN CONSENT FROM OWNERS**

We took several months and two mailings to get the required specific consent after the owners already voted and approved the budget and accompanying loan last year for the 2023 budget. Board members traveled to your homes door to door last month to answer any questions you may have about the budget. There was a Town Hall meeting last October to answer all questions about the budget and the loan which does not add any cost to the existing maintenance fees. If you still have questions, please contact the site manager for an in-depth explanation. To ensure we reach every owner; we are continuing to request a YES or NO response from owners who have not yet responded to two mailings of this vital consent request.

### **WEB PAGE REMINDER**

check it out [www.fairwayvillageatwaikale.com](http://www.fairwayvillageatwaikale.com). If you have any additional ideas or have the skills to help maintain and improve this web page, please call our Site Manager, Clete Pung.

### **POOP HAPPENS WHEN YOU HAVE PETS**

This is a continuous reminder to all pet owners; you must pick up after your pet. Our landscapers and residents should not have to pick up or accidentally step on your pet's mess. Complaints have been made about residents letting their dog leave hidden treasures on other resident's lawns and common areas. Please help by picking up after your pet and dispose of their poop properly INSIDE the trash can and not on top of the trash can and dumpster lids.



### **WHAT'S THE RUSH . . . ? ? ?**

Fairway Village is not a private raceway for our community. Please remember the posted speed limit and slow down when crossing speed bumps. Be cautious of residents walking on the sides of the road and aware of children who may be playing in the grassy areas or run out from behind a tree/bush, or in the event of a stray ball or loose pet that runs into the roadway. Residents have the right of way.

### **DO YOU LIVE ALONE AND/OR ARE YOU A SENIOR**

As we grow older, we become more independent. Please make sure you stay in weekly contact with your neighbors. Too often, many seniors have passed and friends and family did not know until it was too late. Let your neighbors know who they can call. Also, if you have a Will and what your final wishes are, make known where they are kept. Socialize and stay active.

### **LEAKY FAUCETS**

Many homeowners wait until it is too late. Their faucet has leaked in their bathroom or kitchen. A common scenario goes like this: you have just a little dribble of water coming out of the bathtub or kitchen faucet and the dribble of water runs along the bottom side of the spout or kitchen counter where it then goes back into the wall behind the tile, causing mold. If it's the upstairs, the unit ceiling below will begin to deteriorate, causing damage to the ceiling and/or worse. Not to mention it increases the community water/sewage bill.

### **WHAT'S GOING ON IN FAIRWAY VILLAGE?**

Have you walked the Fairway Village community or talked story with a neighbor? Do you know your neighbor(s)? A lot can be discovered if you have a simple conversation with a resident(s) and you may even surprise yourself with the joy of interacting with others. Also, it's a way to be in the loop about things you might be missing out on, or even discover you have something in common. Try attending a monthly Board Meeting and meet with other residents. Meeting dates are posted on the bulletin boards and a large sign out near the pavilion.

### **SEE SOMETHING, SAY SOMETHING**

Stop, Look, and Listen.....it might just be a burglar. Be aware, not everyone visiting our community is a friend or resident. We've had an increase in criminal activity and folks driving through our community looking for an opportunity or open window. Also be aware, it's NOT okay for people to simply drive in our private community and wash their cars at our expense, you must be a homeowner/resident. It's been reported that this is a common occurrence.

### **NEIGHBORHOOD BLOCK PARTY**

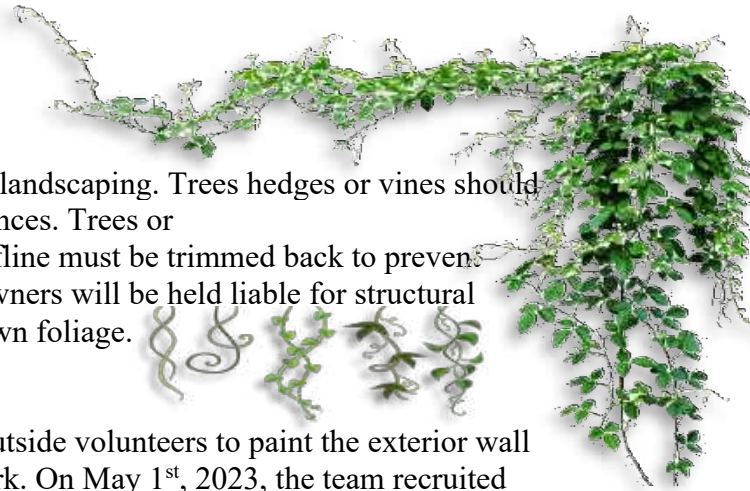
Let's have a cookout/potluck at the Recreation Center! Get to know each other...what's your thoughts and ideas? Does it work for you, if so, when and what time of year best works for you? Let us hear your ideas and we'll make it happen!

### **CLEAN UP OUR CLUTTER/KEEP YOUR PROPERTY NEAT AND PRESENTABLE**

Your home is the biggest investment you will ever make; maintaining the exterior presentation of your home is one of the easiest and most cost-effective ways to increase your home value. In the past, FWV has sited owners for not maintaining their appearance as mentioned in our "House Rules". It is great to see owners actively maintain and enhance their property. Any questions for maintaining the exterior of your home, please contact the FWV Site Manager for approvals.







**LAWN AND LANDSCAPING OVERGROWTH**

A friendly reminder to please maintain your personal landscaping. Trees hedges or vines should not be leaning on or growing against buildings and fences. Trees or leaves that come into contact with any part of the roofline must be trimmed back to prevent damage to gutters and limit rodent access to roofs. Owners will be held liable for structural damage to common area elements caused by overgrown foliage.

**THE FIGHT AGAINST GRAFFITI!**

The WCA CST staff has again graciously recruited outside volunteers to paint the exterior wall facing outside of our village along the Patsy Mink Park. On May 1<sup>st</sup>, 2023, the team recruited young volunteers from the Rush Education Academy to paint the wall at 8:30 in the morning. Big Mahalos to the young students for donating their time and energy to our community.



This wall is our responsibility and subject to fines from WCA if we do not keep the wall presentable and free from graffiti. The wall previously had shrubs that covered any attempted graffiti. The City & County of Honolulu removed the shrubs with no replacement. The Board along with help from the WCA CST Director Duane Kelii Kalani Punahale Samson is attempting to negotiate with the Park Manager to replace the shrubs in front of the wall.

**SMOKING**

Though smoking is still permitted in Fairway Village, an increasing number of associations are adopting no smoking clauses. If you choose to smoke, please be mindful of the health effects of secondhand smoke upon others and the potential impact to property value beyond your own home. As a courtesy, use an enclosed container for cigarette butts and dispose of it regularly to limit odors from affecting other residents.



## REMINDERS

- **OWNERS**, please ensure that the Site Manager has your current Mailing address, Phone Number, and Email to ensure you get timely notice or mailings for current FWV actions
- **OWNERS**, please ensure that your tenants and your rental managers have your rental occupants fill out a registration form before or upon moving in
- Please cover your pet food or store it inside your home after feeding to prevent stray animals and rodents from proliferating.
- Please cut back your plants from the house, fence and roof. This preserves the paint and prevents damage caused by foliage rubbing against the building.
- Please continue to help keep down rising water and sewer costs by conserving water.
- Please do not feed feral animals.

## EMERGENCIES

Hawaiiana After Hours 808-593-6800 Call 911 for Police, Fire and Ambulance

## BOARD OF DIRECTORS

President - Dr. Lou Jones; Vice-President - Pua LumLee; Treasurer - Dr. Lou Jones; Secretary- Gloria Pauline; Members - Louis Burnett, Shannon Chong, John Etter

**SITE MANAGER** Avalon Commercial Clete Pung  
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