



**NEWSLETTER**  
**FAIRWAY VILLAGE - WAIKELE**  
**WINTER 2022**

**MERRY CHRISTMAS**  
**HAPPY NEW YEAR**

*We wish the Fairway Village residents a joyous safe holiday season!*

**A NOTE FROM THE BOARD PRESIDENT**

Happy Holidays!! Your Board of Directors has been quite productive since our summer newsletter. We migrated from resident management to fulltime site management, conducted 4 back-years of external financial audits, conducted an external reserve study, passed the 2023 Budget, received State and Legal approval to eradicate the parakeet plague, continued our community Crimewatch patrols, conducted an owner Town Hall budget update, AND created a community website in response to owner concerns. We are now financially and managerially positioned for the next two years of intensive planned property maintenance & beautification including new building paint and asphalt replacement. The new year is a bright outlook for our Fairway Village.

Thanks for your interest and support,

Dr. Lou Jones





## **HOLIDAY DECORATIONS**

As we approach the holiday season, we look forward to seeing your tasteful displays of holiday spirit. We all get uplifted from our neighbor's holiday displays. Please follow the WCA guidelines for holiday decorations. Decorations can be set up as early as November 25th and must be removed by January 15th, 2023. In the meantime, please make every effort to maintain your decorations and keep electrical outlets and connections safe from the elements and weather. Enjoy your decorations and thank you for decorating our community for the holidays. You can make anonymous suggestions and reports to the On-site manager in the event you see something unsafe or dangerous with decorations.



## **WELCOME TO OUR NEW ON-SITE MANAGER**

FWV has transitioned from resident management to fulltime site management. We hired an interim 20 hour per week site management company until we were able to hire a fulltime solution to meet our owners needs. We solicited bids from 3 different companies with different management capabilities and are extremely happy with our new fulltime company, Avalon Commercial. They have met and exceeded our detailed requirements for providing 40 hour a week site management in their first few weeks on the job.

Please welcome Clete Pung of Avalon Commercial, our new on-site manager as of October 24, 2022. He can be reached at 808-676-7261 (FWV office) or 808-743-0854; [cletep@avalonhi.com](mailto:cletep@avalonhi.com). Clete comes to us from Avalon with an impressive Site Management resume. Clete will be following up on the recent Covenant inspections and continuing a systematic year-round review of covenant compliance across our property. If you see Clete on property or in his office, please give him a warm welcome and introduce yourself.

## **FAIRWAY VILLAGE NEW WEBSITE!!!**

Thanks to Clete and Avalon, we have our first website. You can reach the website at <https://fairwayvillageatwaikele.com>. We will slowly populate this site with recent FWV publications and FWV administrative documents that can be legally posted on a public site. We will post meeting announcements, meeting agendas, and follow-up meeting minutes to this website that are normally posted to the bulletin boards. There will also be Crimewatch postings and significant current event updates such as the Parrot Eradication status. We will eventually be able to do Recreation Center Reservations from this site. Please be patient as we slowly migrate numerous documents and announcements online. You can always retrieve missing documents directly from Hawaiiiana. All the previous minutes and meeting documents are always on the Hawaiiiana website or can be requested by a phone call to Hawaiiiana. This website will hopefully make it easier access to our owners.





## **FAIRWAY VILLAGE BUDGETING ACTIONS**

This time of the year is usually the peak focus time for reviewing our budget and future Reserve Funded Projects List. Each year we spend weeks reviewing the budget to remove redundancy, double check billing, and review the projected major maintenance project list across the next 10 years. This year we took additional budgeting measures beyond approving our 2023 budget.

1. We did an external audit of 4 years of accounting at Hawaiiiana. The auditor found no discrepancies in the accounting conducted by Hawaiiiana on behalf of our association.
2. We conducted a periodic External Professional Reserve Study to ensure that our previous Professional External Reserve Study accurately defined all of the maintenance needs on our reserve project list throughout the life of our property. This study also updates the economic impacts that more accurately predicts future inflated costs for our maintenance. The updated Reserve Study adjustments necessitated a significant adjustment in our future budgeting. The board conducted a Town Hall meeting to clarify the findings and adjustments.
3. The board conducted a Town Hall meeting to provide a better understanding of the overall budget costs, where our maintenance fee dollars go, and answer any owner budget related questions. Approximately 25 owners showed up and spent 2 hours getting information and having questions answered. All the information on budgets is available in detail in your annual meeting budget packets. If you need another copy of the detailed budget, please contact Hawaiiiana to have a copy sent to you. The Town Hall Meeting slides will be uploaded to the FWV website in case you could not make the meeting. Owners will receive an updated election by mail to affirm the adjusted costs covered by the loan discussed in the Town Hall meeting.



## **UPCOMING 2023 MAJOR MAINTENANCE AND BEAUTIFICATION PROJECTS**

We will undergo painting of all buildings across the project. The board is beginning the solicitation process to find the right contractor at the right cost for our budget. The following major items will be addressed in 2023 in addition to our recurring operational maintenance on landscaping, tree grooming, and fencing:

- Balcony Wood Repairs (Paint Prep)
- Siding Repairs (Paint Prep)
- Window frame repairs (Paint Prep)
- Painting (Detailed schedule announced after contract award)
- Utility door priority replacements/repairs
- Street lighting repairs

This list is not all inclusive. This is just the highlights of the year to come. The board is working hard to prepare contracts for the upcoming year.



## **ROSE RING PARROT ERADICATION UPDATE**

Thanks for your majority vote to continue toward eradicating our rapidly growing colony of state-declared injurious non-indigenous birds last spring. After an abundance of caution





through written State approvals, HPD awareness, legal review, and our insurance review, we encountered one last obstacle. We are requiring the professionals assisting in the eradication to have sufficient insurance coverage. We are in the final stages to ensure that their insurance coverage meets the approval of our FWV insurers and lawyers. We anticipate moving forward with repelling the birds a couple days a month starting in December and continuing over the next year to ensure that the parrots shift their breeding grounds away from our property. These birds have plenty of fledglings that are imprinted from birth to return here, so this will not happen overnight. Please be patient and let the Site manager know if you see any new nesting or roosting activities near your homes.

### **CRIME PREVENTION — CITIZEN PATROLS**

Each Holiday season the Oahu communities have a surge in thefts and vandalism. This year there may be more with the financial frustrations of inflation and COVID impacts. We must continue to hold the vigil at each of our homes for crime prevention measures and support our volunteer patrols to show a unified watch for any potential criminals. There have been a few incidences of activities where outsiders of the community have been watching our activities for potential opportunities. The Crime Prevention slides that provide crime prevention awareness are located on our new website compliments of our HPD neighborhood watch Officer in Charge, Ke Alii Makaanani. Thanks to the HPD Team!! Retired HPD Officer Duane Samson is now the fulltime WCA Community Safety Team leader. He has walked on numerous FWV volunteer patrols and responds to our observed suspicious activities. Thanks Officer Duane!!

Our Citizen Patrol volunteers have been patrolling our community 2-3 times a week on various days and hours. We believe our presence has deterred theft and occasional acts of vandalism in our community. However, our community needs your eyes and ears in the event you see something, we respectfully ask you to say something; if it doesn't look or seem right, then it's worth looking into. Since our Citizen Patrol started, we have had minimal incidents involving theft and or vandalism. We must remain vigilant in our community, even though we have a great vibe and a relaxing landscape, unfortunately there are those folks that are looking to take advantage of our safe keeping.

A few weeks ago, it was reported that various vehicles were driving through our residence taking advantage of our community by illegally dumping trash in our dumpsters and washing their vehicles in driveways of our resident's homes while they were not home. This is strictly prohibited, and No Trespassing signs are posted at the entrance. Descriptions of these vehicles and non-residents were forwarded to our local authority.

Volunteer Patrolling prevents costly additional measures such as paid security, and front entrance gates needed to combat the increasing crime and vandalism activity in Waikele. Anyone interested in being a part of the Crimewatch Team is welcome to join. Please let our on-site manager know. We also need a volunteer Security Committee Chair to organize and manage the patrols and collect their findings.





The Waialeale Community Association (WCA) does a weekly mailing with crime and safety updates across the entire Waialeale community. If you are interested in receiving these informative updates that include HPD correspondence, email Malcolm at [malcolm@wca-ohana.org](mailto:malcolm@wca-ohana.org) and put “sign me up” on the subject line.

### **LUMIAINA OUTSIDE LANDSCAPING**

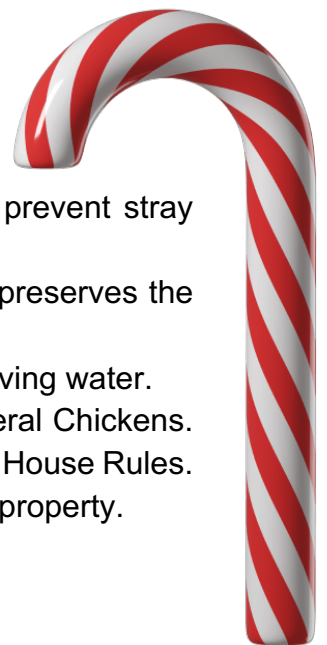
The WCA has determined that the smaller Palm Trees outside our property along Lumiaina street were dying at too fast of a rate. Consequently, they removed all the palms which provided a degree of privacy, and sound baffling from the traffic noise on Lumiaina Street for our residents in that vicinity. The board is actively engaging with the WCA management staff to replace the palms with some other more stable equivalent sized trees. Your maintenance fees contribute to the WCA landscaping funds. We DO have a voice in the community planning process. We will keep you posted.

### **SOME SAFETY TIPS FOR THE HOLIDAYS**

- Be aware and alert of your surroundings
- Shop safely — stay in well-lit areas
- Do not park in secluded areas that are not viewed by the public
- Do not leave boxes and packages out in plain view

### **REMINDERS**

- 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 other damage caused by foliage rubbing against the structure.
- Continue to help keep down rising water and sewer costs by conserving water.
- Please do not feed feral animals. We are noticing an increase in Feral Chickens. Do not feed or house any of these feral animals. It is in violation of the FWV House Rules. It only adds to our Pest Management costs to remove the wildlife from our property.





**EMEREGENCIES**

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



**BOARD OF DIRECTORS**

President – Dr. Lou Jones; Vice President - Pua Lum Lee; Treasurer – (Interim) Dr. Lou Jones; Secretary – Gloria Pauline; Members – Louis Burnett, Shannon Chong, and John Etter

**SITE MANAGER**

Avalon Commercial  
Clete Pung  
On-Site Manager.  
Phone: 808-743-0854  
808-676-7261 (FV Office)  
Email: [cletep@avalon.com](mailto:cletep@avalon.com)

**MANAGEMENT EXECUTIVE**

Cherry Lazaro  
Senior Management Executive  
Hawaiiana Management Co. Ltd  
711 Kapiolani Blvd. Suite 700  
Honolulu, HI 96813  
Phone: 808-593-6377  
Email: [cherryl@hmcmgt.com](mailto:cherryl@hmcmgt.com)

