

The Ridge Line

June 2021

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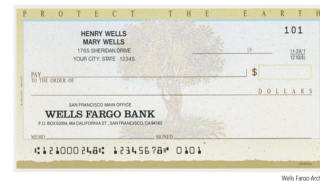
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HAWAII LOA RIDGE, 669 PUUIKENA DRIVE, HONOLULU, HI 96821

Guest / Vendor Access – It's becoming more and more important for owners to ask their service providers, landscapers, nanny's, Property Manager's, etc. to apply for a pass at the Management office. It's also important for your most regular visitors / family to sign up for passes as well. HLROA Owner's are advised to register their guests and to keep Management and Security informed.



Sure Pay – A copy of your 2nd semi-annual Assessment of \$1,530 is included in the package mailed to you on June 4, 2021. That payment is due by July 31, 2021. One way to never forget your payment is to sign up for SURE PAY. An easy to fill out application can be found on the Association website at; www.hiloa.org.



ARC Review – It's important to remember that exterior hardscape & landscape (improvements that can be seen by others) must be reviewed and approved by the Architectural Review Committee (ARC) prior to installation. An application for design review, ARC Rules and a checklist to help plan your submission can be found under the Documents & Forms tab on the Association website; www.hiloa.org. When in doubt, call or email the Management office for further information.



Storm Drains – After the heavy rains this past year, many owners discovered that the drains behind their homes had become blocked by either vegetation or dirt. As the Ridge rises from sea level to 1,000 feet above, the original developer provided drain easements on most properties. While downslope owners have certain responsibilities to accept water from above, it should not be that they have to experience a "Point Load" situation.

All owners are advised to be aware of the drain easements on their properties. Whether the drain is concrete or natural (grass or ground cover), it's very important to keep the drain clear so that they can perform when the rains fall. On January 26, 2021, Niu Valley reported 5.44" of rain in 24 hours. If your drain was not clear on that day, you or your downslope neighbor could have been negatively impacted. The dry summer is a great time to prepare for the next rainy season.



Vacation Rentals – It should be noted that HLROA does not allow transient vacation rentals. Longer term rentals are allowable. Airbnb, VRBO and B&B's are not allowed under Association rules guided by the CC&R. Owner's and Agents must submit rental agreements to the Management office and provide tenants with a copy of the Association Rules and Contact Information Form to be filed with the Management office. Both the CC&R and the Association Rules can be found at www.hiloa.org.



Landscapes – It's always a good time to assess your current landscape presentation. As the heat of summer is rapidly approaching, NOW, is the time to make sure your irrigation systems are in good working order with timers properly set. Landscapes require regular maintenance. The summer's heat demands a little more attention to detail. Haole Koa and other weeds should not be allowed to mature. Please walk around your property and direct your landscapers to keep the standards high.

Hawaii Loa Ridge Reminders:

Tennis Rules: The Rules are posted above the tennis sign-up board. Tennis court sign-up is allowed no earlier than 48 hours in advance. Residents need to be present to play.

After Hours Visitor Entry: Our security team is here for your protection and safety. Association rules require owners and residents to let security know if visitors are expected after hours (10:00 pm to 7:00 am). Please remember to call security at (808) 373-5303 when expecting visitors after hours.

Contractor Hours:

7:00 – 5:30 Mondays – Fridays

9:00 – 5:00 Saturdays

No contractors are allowed on Sundays and Holidays

Owners must contact security if emergency work is needed. Examples of emergencies considered are: plumbing leaks, electrical shorts.

Contact Information – Changes in this world are inevitable. When they involve peoples contact information such as phone #'s, email addresses, new car information, new tenants etc. it's important to remember to notify the HLR Management office. Please contact the Management Office to update your information

Without current contact information we can't reach you and you may miss out on Notices and other important news. Remember your security starts with Management and the Security officers knowing who currently belongs on the Ridge.

2021-2022 BOD – A list of your 2021-2022 volunteer Board of Directors is below;

- Thomas Gallagher President
- Janice Reischel Vice President
- Derek Norris Treasurer
- Mark Heatherly Secretary
- Lynn Germain Director
- Bryan Tepper ex-officio