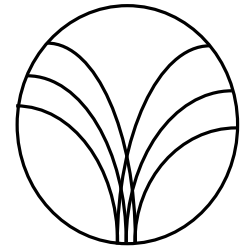


The Ridge Line



SEPTEMBER 2021

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

Tennis Court On-line Reservations— Effective October 1, 2021 all Tennis Court reservations will be confirmed via the new HLROA online Application; To get started, please follow these three steps to make a reservation:

1. Create an account at <https://reservations.hiloa.org/>
2. Add additional family members by using the "Add" button in the top right
3. From the left-hand menu, select "Make a Reservation". Then select tennis and your date & time.

Be sure to have your HLROA lot number ready for the sign-up process.

ARC Process – Hawaii Loa Ridge Owner's Association (HLROA) has been an architecturally controlled community since 1982. The process to obtain approvals from the Architectural Review Committee (ARC) can be very easy if the appropriate steps are taken. The ARC pre-construction conformance checklist and the ARC Rules can be found on our website at; www.hiloa.org. All exterior improvements must be approved. The DCC&R's have strict rules on Floor area, Lot Coverage, Drains & View Channels. The Landscape standards for submitted plans is high. When in doubt, contact the HLROA Management Office for direction prior to an ARC submittal.

Proposed Document Amendments – The Bylaws and Declarations of Covenants, Conditions & Restrictions (DCC&R) were recorded in 1982. There have been many changes to State and Federal laws since the governing documents were written.

The Board of Directors (BOD) are bound by the restrictions in the governing documents. The Special Assessment in 2020 to repave the asphalt road could have been avoided if the DCC&R allowed for a loan. The Board of Directors are actively working on amendments. This will require a vote by owners at the next annual meeting. If you have a knack for writing policy /marketing, and a desire to assist your community by amending the governing documents, please contact the management office.

Roadway Update –While the 2020 Asphalt Roadway work has been completed, there are still various concrete projects underway or scheduled in the future. Striping of the concrete roads should be completed by the end of 2021. Always exercise caution while driving on the roads at HLROA. Your safety is our priority.

Volunteers – If you have the desire and time to understand your community and it’s needs, the Board of Directors (BOD) would welcome new members. Please contact the HLROA Management office. A 100-word resume or reason/s you would like to join the BOD should be sent to management@hiloa.org.

Guest Registration – Association Rules require that you register your most frequent guests / service providers with the Management office at HLROA. Your security and that of your neighbors is of the highest priority for Security. Guests must be clear on where they are going and also made aware that a valid Driver’s License is required to drive on the Association roadways.

Left Turn @ Kalaniana’ole Hwy. – In 2019 Management wrote to the Department of Transportation requesting a left turn signal for residents to safely turn left toward Hawaii Kai without having to run yellow or red lights. A 9-month study was conducted. An extended countdown on the light was added at certain times, yet the danger of collision exists. Returning residents can back up in the Jug Handle (turn around) at the seaside entrance to HLROA and that means only 2-3 downbound cars can turn left safely.



If you have experienced difficulties turning left at the bottom of HLROA, please share your written experiences with management@hiloa.org. We feel a dedicated left turn signal would be best for the safety of all driver’s turning left to Hawaii Kai.

Pets at HLROA – As in all common areas, pets must be controlled by their owners.



Especially on the Sidewalks, Ridge Club & at Paka Nahele, pets must be controlled by a leash. Owners are responsible to pick up after their pets. Please be a responsible pet owner.

Paka Nahele -Owner’s Parking - Owner’s / Guest’s parking at Paka Nahele is in the 14 stalls to the left of the fire lane and in front of the Main Pavilion. Guests must be accompanied by the owner’s they are visiting.

Hiker’s Parking / Access – Before HLROA there was access to the Kalanaiiala Hiking trail. By order of the State of Hawaii; the 10 stalls to the right of the fire lane at Paka Nahele are reserved for authorized hikers. Authorized hiker’s need to check in with Security, sign a waiver and agree to turn right, proceeding directly to the State hike.



Trash Bins – The original intent of the DCC&R called for enclosures to shield trash, green waste and recycling bins from view with structures or vegetation. All owners are requested to conceal the cans as much as possible.



Updating information - Owners and residents are reminded to inform the Management office of a change in contact information, new vehicles, new tenants, etc. During the Pandemic we have been communicating with Homeowners and Residents by email. For the most part, you have been great about responding to help us update the database. When you receive a message from Management, please return our call at (808) 373-5173 or email us at: management@hiloa.org. Mahalo to our community for working together with management so that we can communicate with everyone in a faster, safer way for all.

No Work Days: Sundays and the 10 Holidays observed by Hawaii Loa Ridge (list on www.hiloa.org) are designated “**No work days.**” This rule was meant to allow owners to enjoy their days off and have some peaceful quiet enjoyment while at home. Please observe this rule by **NOT** scheduling work during these times. Contractors with work trucks are not let up on these days.



RC Status – Since March 2020 the Ridge Club has been closed to all owners due to the Covid -19 pandemic. Unfortunately, many reservations and plans had to be cancelled. The current Delta Variant requires the club to remain closed most likely for the rest of 2021.

Curb Appeal – Quality landscapes and curb appeal are the first impressions of your home. Proper attention to detail when painting, landscaping & general maintenance is important to assure a quality presentation. Management appreciates the efforts of the owners in keeping HLROA in the forefront of desirable communities.



Below are friendly reminders;

1. Security cannot accept packages for owners and tenants.
2. Residents should call first responders (911) in case of emergency before calling Security.
3. Owners / Residents should call Security if expecting guests after visitor Hours. (10 p.m. – 7 a.m.)
4. All drivers at HLROA need a valid Driver’s License to enter. (No Exceptions)
5. Properties under construction need to provide bathroom facilities for their workers.
6. Owners and Tenants must follow the HLROA Rules for their own protection.
7. Landscapers should never blow leaves onto a neighboring property or street drain.
8. There should be no solicitation, canvassing, or commercial activity on the Ridge.
9. Pets should be leashed at all times while outside of an owner’s property.
10. There is no such thing as a domesticated outdoor cat. (Keep cats indoors!)

Board Composition

The HLROA Volunteer
Board of Directors are:

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

Contact Board Members via Management office
Phone: (808) 373-5173 / Email: management@hiloa.org

Association Management

Bill Koechlin	General Manager
Walter Chung	Operatins Manager
Mike Wells	Operations Manager
Luella Sufirin	Exec. Admin. Asst.

Management Office:	373-5173
Management Fax:	373-7241
Security Center:	373-5303
Security Fax:	373-5304

E-mail: management@hiloa.org
Home page: www.hiloa.org

Fiscal Management

Lois Ekimoto –Account Manager
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Honolulu, Hawaii 96813

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