

ERP ALERT #12

RAILING DECISIONS & MORE

Most of the owners with railings on their lanais have submitted their choices, and the final count is that seventeen would like to have the new metal pickets and fifty specified glass, while nineteen owners did not respond about a preference. However, three owners raised the question about having a "hybrid" railing that would be glass on the ocean or view side of their lanai, while keeping the metal pickets along the side to facilitate growing bougainvillea's from the ground onto their lanai railings for privacy and color. After consulting with the railing manufacturer, the Board determined this is a viable option which can be done at no additional cost. This hybrid or combo option is now available for those owners interested in this choice.

If you desire to amend your choice to a hybrid/combo of glass and metal pickets, please advise the office no later than November 12, 2014. To insure there is no misunderstanding in communicating owner's choices for where the glass should be installed, all owners choosing the hybrid option will be receiving a copy of the floor plan of their unit to specify exactly where they want glass and pickets on their lanais.

FALLING SOFFIT

The ceiling over part of the lanai of a ground floor unit (the soffit) recently fell off and dropped onto the lanai. Fortunately there was nobody there at the time as it was a large piece of plywood. In trying to determine what precipitated this, staff found that the upstairs lanai tile had an area, near the edge of the deck, where the grout was cracked and missing. The lanai above is frequently washed off with a hose and the seeping water from the hosing is our best guess as to the cause, based on looking at the dampness of the underlying wood supports. Rain, moisture from the ocean and irrigation are other possible contributing factors.

Incidents like this and the sagging lanai photo sent in our Alert # 6 energize the Board to do the needed repairs throughout the property. It is our intent and our duty to repair these problem areas, especially the ones that are not immediately evident to us.

PAINT COLORS

Last month, our staff applied the architect's color scheme to a portion of building 20 so we could evaluate it on the exterior stucco rather than from paint samples. In full scale application it was apparent that the colors did not work as well as we had hoped. A color consultant was quickly engaged and a more pleasing palette was developed and test painted on building 20. We plan to adjust those colors a bit more based on comments from owners currently on property. Watch for new colors on your next Elua visit.

PURDY UPDATE

The Board has sent you our response to the issues brought to us by Mr. Purdy's attorney. The attorney provided to the Board through our Director's and Officer's Liability policy has informed us that the mediation is set for December 19, 2014 in Maui.

WORK IN PROGRESS

The following photo is from Building 2. This is Phase 1 work being done by our contractor's crew. The stair frame was rotten and some wood near the entry to 204 was rotted into the wall. The stairs were completely disassembled. All rotten wood discarded. The wood cladding on the walls was taken off, insulation added where there was none. Then the walls were covered with a textured plywood and painted to match the existing walls. When Phase 2 begins next year, these walls will be covered in stucco. The plywood installed during Phase 1 serves as the base for the stucco. Installing stucco will go quickly due to the preparation done this year.

As always, contact us via waileaelua@gmail.com. Mahalo!

