

ERP ALERT #3

The Board appreciates your many thoughtful responses and positive encouragement about the direction of this project. One thing we have learned from your comments is that you have a number of questions. We have tried to respond individually to questions we have received but think the rest of you might like to hear our answers to the concerns that have been expressed. **PLAN TO ATTEND THE ANNUAL MEETING (2/28/14) TO LEARN MORE.**

- 1. Where have all the flowers gone?** Both the weight and water seepage from the existing planters are the causes of much of the rot and sagging of our lanais. Our architects have strongly recommended eliminating all planters. However, the Board is aware of the importance of the lanai plants to both privacy and to the aesthetic aspect of Elua. Therefore, there will not be a ban on planters. The architect is designing lightweight planters that will prevent a recurrence of the problems that we have now. Wherever possible we will grow plants from the ground level and train them up to the lanais to eliminate the need for planters. This has been done successfully in several locations around Elua.
- 2. Can we keep our existing railings?** Some railings need to be replaced now and others have a varying amount of remaining useful life. The current railings are attached to the outside of the fascia along with many unsightly water and drain lines. To present a more uncluttered look and to control water runoff from the lanais (the cause of much of our rot problems) the architect has redesigned this area. Thus, a new style of mounting the railing is required. We are currently suggesting that a metal picket style be the standard and glass railings would be an option available to those who prefer glass. Current building codes also require a narrower space between the vertical pickets.
- 3. Who will clean the glass railings?** Since the glass option would be an individual choice for each owner, cleaning will be the responsibility of and at the expense of those owners. Just as it is now, each owner is responsible for the cleaning of the windows in their unit. For those who rent their units, their housecleaning staff would clean the lanai glass as part of cleaning the glass on the sliding glass doors prior to a renter's arrival. We have learned of a variety of products that can be used to treat glass so that dust and salt are less apt to adhere to the glass to help reduce the frequency of cleaning.
- 4. Do all the columns supporting the lanais need replacement?** Many of you who have done interior renovation know that our original construction would not meet today's standards. A recent inspection by our GM revealed that most of the columns had dry rot and/or were not nailed in or secured adequately to support the upper lanai or roof. This has also contributed to the sagging lanais. Since the support posts will need replacing our architect has recommended a design which improves both the structural integrity and the appearance of our buildings. So, yes, columns are definitely part of the desired improvements.
- 5. Will new front doors be part of this project?** Elua's Declarations and By Laws stipulate that front doors belong to each individual apartment. However, the Board may recommend changes that are intended to maintain the overall uniformity of the apartments. Accordingly we will be identifying a more attractive

entry door that we will encourage owners to install in order to update their entry in keeping with the renovations of Elua's exterior.

6. Will we be allowed to have screen doors on our entries? There is no intention to prohibit screen doors. The Board is aware that many owners prefer natural ventilation instead of air conditioning in their units. However, over the years screen doors of varying style and quality have been installed property wide. As part of our goal to update and improve the exterior look at Elua our architect will be recommending a new style of screen door for us.

The Board wants to continue the communication with the owners that these alerts have generated. If you have additional questions or comments, please send them to Waileaelua@gmail.com. The Board members will review these comments and respond to your concerns. Thank you for your interest in this i