

The President's letter solely represents the views, opinions and actions of the President (not the Board as a whole), concerned Owners and Traffic Committee members of Pualani Estates who are involved in these matters.

Dear Pualani Estates Owners:

I hope this finds you healthy while we try to weather the COVID-19 storm that has caused the cancellation or postponement of many functions and activities, including our association's annual meeting.

Although we've postponed our meeting until August at least, there are several recent events regarding local issues facing our community that should be brought to your attention now so that you can, if you choose, take action.

First, with respect to the proposed KV3 Royal Vistas Housing Project (formerly "Kona Village") 450 unit condo development on 70 acres north of Lako Street and Kona Vistas subdivision, a new plan has not yet been filed by the developer. We will continue to monitor the situation, and will inform you of any developments as soon as possible. There are additional important avenues that we may need to pursue in relation to this development to protect our community from harm. Director Inaba and I had a brief preliminary review of these issues with legal counsel in August 2019, which may need further consideration by the HOA membership.

In a related matter, the County's Public Access, Open Space and Natural Resources Preservation Commission (PONC) narrowly rejected a recommendation filed in 2019 by the President of the Kona Vistas Board, which we and many others strongly supported, that the County acquire the 70 acre property to preserve it for the public. Renee Inaba has been involved with concerned community members in Pualani Estates, and Kona Vistas leadership, and other Kona constituencies are also concerned. Most importantly, A new and updated application urging county acquisition to preserve the property was filed under the name "Holualoa Hui Lands/'Io Hill Preservation" on February 28, and has been accepted by PONC for review at its meeting in early May.

We will certainly support this new application to preserve and protect this open space, and we invite your testimony in support of county acquisition as well. Assuming you are sheltering in place, you can submit testimony by e-mail to [ponctestimony@hawaiicounty.gov](mailto:ponctestimony@hawaiicounty.gov). Be sure to indicate the project name shown above on the subject line of your e-mail, and provide your name and address. If you need assistance with talking points for testimony, please visit with Renee as she can share key points from past testimony as well as current areas of focus you might want to address. A newly assigned filing number will also be available shortly and will be needed along with the submission project name.

In yet another matter, December 2019 filings by Suffolk Investment, developers of the property makai of Hwy. 11 and across from Puapuaanui St., seek a time extension and

permission to reduce the size of the proposed commercial development from 93,600 to 60,000 sq. ft., while adding 136 multi-family residential units to the 250 units in the original application, which was filed in 2005. The Leeward Planning Commission had a hearing on February 20, but notices were not timely provided or mailed to nearby homeowners or the Kona Traffic Safety Committee, so only one person testified. The Planning Department recommended against the application, so the Planning Commission placed the matter on its agenda for consideration on March 19. We since learned that the March 19 meeting was canceled, and that the matter has been placed on the Commission's agenda for consideration on April 16. We will press for the allowance of additional public testimony in view of the above-mentioned Notice problems.

The traffic study accompanying the application fails to accurately account for the already poor traffic flow, often at a standstill, on Hwy 11 between Henry St. and Kamehameha III Rd. during morning and afternoon hours on most weekdays, which would be exacerbated by the proposed development.

Before the onset of the pandemic, we had considered doing our own traffic count at the Puapuaanui/Hwy 11 intersection to graphically demonstrate one of the many serious shortcomings in the applicant's filing. But the recent business, school and entertainment venue closings have understandably minimized traffic on Hwy 11, and would probably negate the value of such a study at this time. We will mention, however, that the developer's study, done in early May last year, was too late for our winter "snowbird" season and too early for our summer vacation tourism season, so it probably undercounted the usually bumper-to-bumper peak hour traffic during most of the year.

Our Traffic Committee, led by Jeff Alexander, will submit testimony and coordinate our response. I also plan to submit testimony, and invite all of our owners to submit their personal testimony as well to the Leeward Planning Commission regarding this proposal. Written testimony regarding Suffolk Investment, LLC Applications for Amendment to Ordinances may be e-mailed to the County Planning Director addressed as follows: michael.yee@hawaiicounty.gov. Again, please be sure to indicate the name on the subject line of your e-mail, and provide your name and address.

Aloha, shalom, and best wishes,

Joel Gimpel  
President  
Pualani Estates at Kona Homeowner's Association

Aloha everyone and thank you, Mr. President, for your letter. For this quarter, rather than a formal newsletter, I'm going to share some tidbits of information and Committee updates.

I do send my well wishes to all of you today. Yes, we are on a lockdown here in Hawaii, wisely called before we were inundated with Covid-19 cases. Essential workers are going in, but the rest of us are pretty limited to shopping for needed supplies such as food and household/personal, take-out at restaurants, and medical visits. This is truly a shared moment in time that affects our whole Pualani Estates community. We're all practicing social distancing now, but that doesn't stop us from connecting. As I walk my dog Lola I see neighbors out walking also, even having good conversations on opposite sidewalks. People are weeding their yards – what a tidy community we'll have on April 30<sup>th</sup>! Let's all be our neighbors' caregivers, sharing a smile and a wave, checking up on the kupuna, sharing food and supplies with others, helping each other as needed. It is now suggested that we all wear some type of barrier when going out. A bandana or mask would do the trick if you can't stay home. Jean Quartararo and I are sewing cloth barrier masks for the medical community and hospitals. As time allows us, we would like to extend an offer of a mask for those in Pualani Estates who need one. This is a double layer of cloth, not medical grade but protection from outside moisture and face touching. Just contact me at [eileenceleste@pualaniestatesatkona.com](mailto:eileenceleste@pualaniestatesatkona.com) and we'll deliver the mask to your doorstep.

Some local businesses are doing their part also. After cleaning the stores thoroughly, some stores are offering early Kupuna Shopping Hours: KTA Kona Sun. and Weds. 5am-6am, KTA Keauhou Sun. and Weds. 6am-7am, Costco Tues. and Thurs. 8am-10am, Target Weds. 7am-8am, Sack & Save Tues., Thurs, and Sat. 5am-6am, Safeway Tues. and Thurs. 6am-9am, Walmart Tues. 6am-7am. That's what I found as of this writing; things may change.

Thanks to the Hawaii Agriculture Foundation, [foodagogo.org](http://foodagogo.org) is a great resource for information about take-out and delivery by local restaurants. Let's support them so they'll stay in business! There are lots of alternatives to binge-watching TV too. Tour a museum via <https://www.travelandleisure.com/attractions/museums-galleries/museums-with-virtual-tours>. Want to exercise your mind? <https://www.makeuseof.com/tag/8-awesome-websites-free-college-courses-online/> if you haven't yet, join NextdoorPualaniEstates via [nextdoor.com](http://nextdoor.com) where neighbors share questions and answers. If you're feeling stressed you may want to listen to this <https://www.kwxx.com/episode/island-conversations-65-dealing-with-the-stress-of-covid-19-with-dr-katherine-may/> offered by a Nextdoor neighbor. And, of course, just sitting on your lanai, appreciating where we live is always a great activity. Let's "quaranteam" out of concern for our island ohana!

PEK Secretary,  
Eileen Celeste

**You can send an email to Angela at Hawaiiiana Management via [angelak@hmcmgt.com](mailto:angelak@hmcmgt.com)**

**Ric has been updating the PEK website with local and state Covid-19 information.**

**Check it out at <http://pualaniestatesatkona.com/>**

## COMMITTEE REPORTS/UPDATES

### COQUI FROG TASK FORCE

- Our goal is to stop the spread of invasive frogs in our subdivision. You can help by checking new plants you bring home; coqui can also be introduced by landscapers bringing trimmings into PEK. The

committee has chosen Kaoahi Coqui Control to help with the problems in the community. They are quick and efficient with coming to your home and know exactly what to do.

- If you have a coqui problem, please contact Noah at 329-6220. Then forward the invoice to Angela at Hawaiiana as the HOA will reimburse you up to \$135. This is the short-term plan.
- The long-term plan is eradication. In the future, we will be scheduling the hardest hits area of Mea Lanakila Street and the surrounding area, a 30' perimeter of the vacant land that also harbors this invasive species. We will quiet these pests!
- A homeowner was not able to get rid of the coqui in her yard nor on her hillside. She was told to call Noah and was very pleased with the quick reply and the even quicker capture of the frogs. They were in and out of her property in fifteen minutes, taking less than five minutes to catch and eradicate each of the two coqui and then sprayed her hillside. Peace and quiet from then on, so she heartedly recommends Noah to all neighbors!

## DESIGN REVIEW COMMITTEE

- Good news! Effective February 1st, all applications are NO FEE. The Application is available through the Community Website and from Angela at HMC.
- If you are planning any exterior changes, additions or improvements to your home or yard, for example: repainting your home, adding a fence, wall or landscaping, please submit your Application and plan for review, prior to starting your project. The Committee will work quickly to review your plan information, (including color choices, materials and location) and approve accordingly.
- We are continuing to work closely with our legal counsel and Design Architect on the restated Design Rules and Guidelines. The updated guidelines will be helpful when plans to expand or change the residence or landscaping are being considered.

## GOVERNMENT RELATIONS COMMITTEE (working title)

Rod Quartararo has been awaiting the election of officers so that he can complete the committee with a Board Member as required. In the meantime, he is working to bring the possibility of mail boxes for Phase 3 and has been in contact with both the local postmaster and the US Post Office in Washington D.C.

## HEIAU COMMITTEE

Homeowners can read a copy of the latest Heiau report at the Hui's official website by clicking on the "NEWS" tab at the top of the webpage. The website address is: <http://www.pualaniestatesatkona.com/keaukukuiula/>

## OUTREACH COMMITTEE

Right up to the lockdown, Michele Wauson was passing out Welcome Gifts and Rules/Information Packets to new owners and tenants, lending the PEK Makita blower to owners to eradicate coqui frogs, and was also informing neighbors about the Little Red Fire Ants.

## WEBSITE COMMITTEE

We have been working with Ric Bumanglag, our webmaster, to update the website to make it user-friendly and accurate. At this time the committee is finalizing what we need/want done on the upgraded PEK website and are awaiting a final price for the project. We will then present a definitive website look/configuration with an exact price to the board.