



Pualani Estates Newsletter

3rd quarter 2020

PEK WEBSITE

For more information

pualaniestatesatkona.com

UPCOMING BOARD MEETING DATES

Special Meeting

September 23

Regular Meetings

October 14

December 9th

All meetings will be held at 2 p.m. HST at Hawaiiana Conference Room for Board Members only due to Covid-19 restrictions.

Homeowners are welcome to teleconference and send in questions ahead of time.

Please contact

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Aloha Pualani Estates Ohana,

There's a lot of news to cover and I hope you will take the time to read through this and stay informed. On 9/8/20 the Board of Directors held their annual election of Officers and I was elected President. I appreciate the vote of confidence and will serve with commitment to our HOA. I would like to thank Director Joel Gimpel for serving as President over the last three and a half years; Joel's work for the Community is reflected in the Newsletter's article titled "Homeowners Unite and Report." I would like to now introduce the rest of the Board's elected Officers: Vice President Laurie Freeman, Secretary Deborah (Debbie) Pardi, and Treasurer Jean Quartararo. Our Directors at Large are Joel Gimpel, Renee Inaba, and Michele Wauson. Mahalo to all the Directors for your continued dedication and service to our Community.

*Eileen Celeste
President*

It's been a topsy-turvy year so far! We're all at the mercy of Covid-19 as life's 'new normals' of unknowns and disruptions meet us in every direction. Despite the strangeness...we adapt and move forward. The Board and various committees continue working for you - here are some of the Community's updates and happenings since June's Newsletter. A sincere thank you to all who submitted the following articles and information.

Annual Membership Meeting

Our scheduled March Annual Membership Meeting was postponed, and tentative rescheduled dates throughout the summer led to a September 30th date. Then Covid numbers went up and Mayor Kim declared no gatherings of more than 10 people, just before the 30-day meeting packets would have been processed. The Board is working with our legal counsel to ascertain how best to proceed with the annual business, voting and what to do about holding or not holding the 2020 Annual Meeting this year. Stay tuned for updates through e-Blast and website announcements!

Mark Your Calendars!

Meetings of the Board of Directors have been scheduled for **9/23, 10/14,** and **12/9** at 2:00pm. The meetings will be held in Hawaiiana's Conference Room for the Board Members who wish to attend in person. The room is limited to 8, so we are asking that Owners who wish to attend, do so through teleconferencing. The Agenda posting will contain call-in instructions and we ask that you please send your comments and questions into Angela at HMC at least 7 days prior to the meetings. This will allow the Board time to review and potentially have answers ready for the meetings.

The Restated Design Committee Rules and Guidelines

The Restated Design Committee Rules and Guidelines were finalized in July. The DRC worked with the Association's legal counsel throughout the entire process. The Committee also assembled the booklet packets, stuffed envelopes, and delivered them to the P.O. to help keep the project under budget. All homeowners were mailed a booklet, an e-Blasted PDF was sent, and the Restated Design Rules and Guidelines were submitted for posting on the websites (public and secured). We hope you find the organized, user-friendly format helpful as you make your decisions for improvement/landscaping changes, additions or modifications. Please remember to submit your Application for Modifications, Additions and Improvements and your proposed changes/plans/paint color samples, etc. for review and Committee approval prior to beginning your project.

An Owner's Note of Appreciation

I wanted to pass along a sincere thanks to the Pualani Design Review Committee not for giving me the preliminary approval but for your quick turnaround and prior assistance and guidance (Laurie). It is a pleasure dealing with an HOA in this manner compared to what I have witnessed and been through in other situations (and also heard from others over and over). Your main focus seems to be to work with owners rather than against them while maintaining the integrity of HOAs in general and unfortunately that is more rare than the norm. So this email is simply a thank you and an acknowledgment of appreciation for how you go about your business. Please feel free to forward this on to the overall Pualani HOA if you wish so that they know your work is appreciated. I met with drafter today to start the permit prep process so expect to hear back from me in a couple months when we expect to get the permits issued.

Sincerely, Mike Barry Pualani Estates Lot 224

*****ACTS OF KINDNESS*****

Covid-19 has been met by rallying efforts and selfless acts of kindness. Two Board members made over 1,200 face masks for the local medical community and essential workers. Jean and Rod Quartararo set up a table on Puapuaanui St. and passed out hand-made masks to neighbors. It was very well received by all! Other neighbors in the Community have done shopping and food deliveries, helped with children & pets, and checked in on their neighbors' health and well-being. Thank you one and all for your sincere reflections of Aloha and Ohana!

Water Woes

Have you had water woes? We're talking about the main water line coming to your house cracking, breaking, and leaking. Three Pualani neighbors have had this problem within the last month alone. Between the discovery of a huge water bill and seeking a repair company's bid, you may want to contact DR Horton at <https://www.drhorton.com/warranty> and put in a claim request. Even if you think your DR Horton warranty on the house may be over, it never hurts to submit a claim into them, especially if they know there's repeated issues or faulty material. Keeping the Board and HMC informed too, is always a good idea. They appreciate such information so they can pass it along to the rest of the Community.

Government Relations Committee

One of the projects that Rod Quartararo has taken on is working to bring the possibility of **street mail boxes to Phase 3** in lieu of the cluster mailboxes on N. Haku Mele. He has been in contact with both the local Postmaster and the US Post Office in Washington D.C. He has other ideas as well, such as a **Neighborhood Watch**, and is seeking interested members to join him and become involved. Want to know more? Contact Rod at rodquart@sbcglobal.net

Coqui Frogs

PLEASE work together and take immediate action to eradicate these loud calling, incessant (dusk until dawn), annoying pests. Coqui frogs are a declared invasive species in Hawaii. Their vocalizations have resulted in sleepless nights for our residents... and did you know coqui frogs are a disclosure requirement for real estate transactions and can result in decreased property values?

Coqui Frog Eradication

If you are unsuccessful in eradicating coqui on your property, please call Director and Outreach Chairman Michele Wauson at (808) 339-7863. You may need to use the Community's Makita baking soda blower to help in the eradication and Michele is happy to deliver the blower to your home. Another option available to you...call a COQUI ERADICATION SPECIALIST: Edward "Butch" Porter (808) 325-0647 or (808) 443-7905, Noah at Ka Ohi Coqui Control (808) 329-6220, or Vicki Kibler (808) 325-0647. Reimbursement up to \$135 is available through budgeted funds. Please send your receipt to Angela at HMC. The more diligent we all are, the easier it will be to control coqui frog populations in Pualani Estates. **PLEASE act quickly and responsibly, be part of the solution!** The Coqui Frog Task Force needs volunteers; please contact Angela Kaiwi at HMC 808-930-3218 or angelak@hmcmtg.com.

Sidewalk Savvy

Last year, we did a newsletter article about how fortunate we are to have nice sidewalks for public use. We asked you to maintain the sidewalks bordering your property and mentioned that homeowners are responsible for removing overgrowth of plantings and weeds that are encroaching on sidewalks and growing in the seams between the pad and the street (See CC&R Section 5.9). Mahalo to all who took care of the problems right away. For those who haven't done this yet, please show kokua for your Community and clean up these areas.

Parking Complaints are on the Rise

To those who own several cars and park the vehicles in front of their neighbors' homes – please be considerate and cease hindering your neighbor's ability to park by their home and/or access their driveway. **Avoid parking on:** the sidewalk, in front of mailboxes, on lawns and in front of your entry door. Please review Association Rule 14 for Parking. Also remember that any vehicle left for more than 48 hours can be claimed as an Abandoned Vehicle and could be reported to the police.

Are You Signed Up to Receive E-Blast Notifications?

If not, please contact Hawaiiana Management Co. and provide your email address. It's a great way to receive Community information/PDFs and stay informed. Contact HMC 808-930-3218.

Homeowners Unite and Report

Update on Suffolk and Puaa Applications: Late last month, thanks in large part to testimony filed by Joel Gimpel and others, the Leeward Planning Commission unanimously decided to recommend that the County Council deny the Suffolk and Puaa applications related to their proposed development of 386 multi-family residential units and 60,000 sq. ft. of commercial space on property makai of Highway 11 across from Puapuaanui St. Joel and others will, of course, continue to monitor this matter as it comes before the County Council for consideration. Additional testimony may be required at that time.

Update on Royal Vistas Housing Project (KV3): In a second matter of extreme importance to our community as affirmed by members at our 2019 annual meeting, the developer of the Royal Vistas Housing Project (formerly “Kona Village” or “KV3”) filed a Draft Environmental Assessment (“DEA”) with the Planning Department early last month. The application for this proposed project, consisting of 450 high-end condominium residences on 70 acres between Kona Vistas and the Gomes property immediately south of Pualani Estates, was initially denied by the Planning Department after PEK owners and others had submitted much testimony in opposition. The application has now been amended and refiled.

On August 13, testimony criticizing the DEA’s traffic impact analysis was filed with the Planning Department, and Hawaiiana Management sent the testimony to Pualani Estates owners with information and instructions for filing. In addition to the traffic concerns, there are a large number of other significant issues that can be addressed. Additional testimony should focus on other inaccuracies and omissions, as well as infrastructure, environmental, cultural, historical/archaeological, and community safety issues. There are also cost issues for waterway alterations that the community and/or County and State might incur to remediate damage caused by the developer. This proposed development could damage our environment and ecosystem, and adversely affect the value of our homes.

In response to Joel Gimpel's request that the deadline for comments be extended due to the late receipt of the DEA, the Planning Department issued a second notice on September 8, extending the comment deadline for an additional 30 days. The DEA Notice can be found at http://oeqc2.doh.hawaii.gov/_layouts/15/start.aspx#/The_Environmental_Notice/Forms/AllItems.aspx.

Joel and others also learned that another suggestion urging the County’s Public Access and Natural Resources Preservation Committee (“PONC”) to recommend that the County acquire the 70 acre property had been filed. He, Renee Inaba and several other PEK owners filed testimony in favor of the suggested acquisition, but at its September 14 meeting, PONC failed to recommend acquisition of the property.

Well Neighbors,

That’s it for this issue. Yet even as I close it out, there are more items coming across my desk for me to share with you when all the details are in. I’ll reach out to you again with more Pualani news within the next few months. Stay safe, show compassion, and be well!

Aloha, Eileen