



May 5, 2017

Aloha, and in observance of Holocaust Day as I begin writing this, shalom!

My first few weeks as President of your Board of Directors have been busy and enlightening, with much progress being made toward resolving old and new issues, and researching opportunities for community improvement. Here's a rundown of our progress on the principal issues we've been dealing with:

- We've adopted the attached Amendment #9, dealing with walls and fences, to our Design Review Guidelines, and we continue to work on updating and incorporating all the previously approved amendments into a unified document. With this work, we hope to eliminate ambiguities and assure fair and equal enforcement of easy to understand rules to enhance the livability and beauty of our community. Our Design Review Committee, chaired by Laurie Freeman, is performing this monumental task in addition to its mission of assuring homeowner compliance with the Guidelines for the benefit of all.
- Our Heiau Preservation Committee, co-chaired by Ric Bumanglag and Kate Winter, expects to start a quarterly "Heiau Visitor Day" with committee volunteers greeting visitors and answering questions about the site. They've also designed a sign with colorful pictures and text explaining the purpose, context and design of the Heiau, and they also anticipate installing a bench before the end of the year.
- The "Bolton Quarry" matter remains before the State Supreme Court, and a decision is expected later this year. After meeting with the Community Associations of Hualalai, which is challenging the County Planning Department's actions permitting Bolton to operate without appropriate oversight and approvals and, acknowledging our membership's clear preference to join the Association as evidenced by the straw vote at our annual meeting, we formally considered the matter at a Special Meeting. Following thorough discussion of the issues, we voted to join.
- We're all aware of the ill effects of coquis on our neighborhood environment and property values, so the Board has budgeted funds for coqui education and eradication and agreed to ask interested homeowners to form a coqui control committee. The committee can learn from the two companies specializing in coqui control how to get rid of the pests. We urge homeowners interested in joining the committee to contact Kunzang Yuthok, Managing Agent for Pacifica Realty Management, at [ManagingAgent@PualaniEstatesAtKona.com](mailto:ManagingAgent@PualaniEstatesAtKona.com). Those homeowners with coquis on their property should take immediate steps to eradicate them and eliminate the nuisance.
- In view of the overwhelming membership opposition to funding a mural on the drainage ditch wall, the Board is exploring other options. In addition to initiating a study of issues related to dedicating the property to the county, we are exploring the costs of installing gates to block unauthorized access and other means to prevent the application of graffiti. We've also learned that two would-be graffiti "artists" were recently arrested and charged following a homeowner's call to police, who were nearby. In the meantime, several community members have volunteered to paint over the existing graffiti.
- We're addressing some of the newer ideas and suggestions raised and discussed at the annual meeting. They include replacing damaged mailboxes, installing a basketball court and holding community events such as movie nights in the park. Because use of the park is controlled by the county, Rod Quartararo, our Government Relations Committee chair, approached our council representative, who is supportive, and we will meet soon with the Department of Parks and Recreation to further discuss our ideas and suggestions.

- We're also researching the issue of drones. For your information, the Federal Aviation Administration (FAA) has set forth guidelines for both hobbyists and commercial drone pilots.

Here are some of the major rules from the FAA for hobbyists flying drones:

1. Pilots must be at least 13 years of age and provide their name, home address and e-mail address to the FAA. If the drone weighs between 0.55 and 55 pounds, the owner must register with the FAA.
2. The drone can't be flown above 400 feet of ground level. Flights are limited to daytime hours (thirty minutes before sunrise and thirty minutes after sunset).
3. A pilot may only operate one drone at a time and it must be within line of sight at all times.
4. See [https://www.faa.gov/uas/media/Part\\_107\\_Summary.pdf](https://www.faa.gov/uas/media/Part_107_Summary.pdf) for additional info.

In addition to the FAA rules, homeowners should always respect their neighbors' rights to privacy and quiet enjoyment of their property.

- The CC&R Committee will continue its quarterly drive-around inspections, and will wear safety vests and name tags so that they can easily be recognized. Homeowners will be notified by postcard, website and e-blast at least two weeks in advance of inspections. We are also working to improve and update our record-keeping and website with respect to CC&R violations.
- The Committee, chaired by Janet Cataldo, noted that most violations occur in non-owner occupied properties. Because we require updated contact information of owners, names of leased occupants (if applicable), and on island contact for emergency issues, we've attached the Pualani Estates Project Rules and urge homeowners leasing their property to provide copies to their property managers and tenants.
- Our Community Outreach Committee, chaired by Michele Wauson, conducted a successful door-to-door proxy drive to assure and secure a quorum for our Annual Meeting, and continues to regularly update the Bulletin Board. This year, the Committee plans to add a second Bulletin Board next to the Phase 3 mail boxes. The Committee will also continue providing new homeowners and new tenants with Meet and Greet Welcome Packets and Gift Bags as well as the CC&R Rules.

Lastly, I thank you for choosing me to serve on the Board and I look forward to serving as your President and helping our community deal with the challenges we face and opportunities we have. Your help is sorely needed, so we invite you to volunteer to serve on one or more of our committees.

Mahalo nui loa,

Joel Gimpel  
President, Board of Directors

Attachments:      Amendment #9 to the Design Review Guidelines  
                            Pualani Estates Project Rules