

Aloha Hoalauna:

Hard to believe the Holiday Season is already with us. A belated Happy Thanksgiving to all of you and many wishes for a great and successful New Year.

Enclosed, please find the 2017 Financial Budget. In mid-2016 we reduced the monthly HOA dues from \$28 to \$20. The new budget reflects no change to the current assessment.

With the budget comes much discussion on the goals for the New Year. Please take the time to review our projected Revenues and our Expenditures. Please feel free to contact us if you have any questions.

Among the expenses are allowances for the review and re-write of Design Review Guidelines. During this past year we have had many discussions about how to make the guidelines easier to understand. Additionally, it has been nearly 15 years since a majority of the current guidelines were written. Times change and designs need to better reflect the needs and wishes of a community as we move towards 2020. We have enlisted professionals to aid in the review and development of these guidelines. As changes are proposed and adopted, we will communicate these changes to you.

More emphasis has been put on our Associations outreach to you the homeowners. Our Outreach Committee is in the process of updating homeowner information for the purpose of better communicating with you the homeowners. Most of you should be receiving periodic e-mails letting you know what is going on in our Community and asking for your input on matters that affect our Community. We will continue to communicate with you by mail, but certainly e-mails provide a much more cost efficient and expedient means of communication. Our Outreach Committee has re-initiated a program of welcoming new homeowners to the Pualani Estates Community. Welcome baskets and information packets are now being hand delivered (when possible) to new-comers. Recognizing how important renters are we will be also working on programs to welcome these very important parts of the Community.

Good-bye to the Coqui Frog....or at least we hope so. Control and Eradication has been budgeted for 2017. I hope all our residents can say soon that they no longer hear mating call!!

In 2016 the Ula Heiau was cleared of its overgrowth and is on a schedule of regular maintenance. Our Heiau Committee continues to further the goal of protection of this cultural preserve and move in the direction of introducing this great cultural asset both to the Pualani Community and our neighbors.

Serious discussions are currently underway with regards to the flood channel as you enter Pualani Estates at Kona. We are looking at the benefit and practicality of bringing a mural to the currently unsightly and unwelcoming wall that greets all of us as we head up Puapuaanui. Over the next several months we will be soliciting your comments and input on proposals that the Board has received and discussed. We hope to bring to a full discussion proposal at our Annual Homeowner's Meeting in February/March.

In 2016 we finally achieved, for the first time in 4 years, the quorum needed to hold a full Homeowner's Meeting. We will make every effort to achieve the needed quorum for our 2017 Meeting. In addition to filling the expired Board Member seats, we will have a full agenda of items requiring your input. Full participation will go a long way towards continuing with the improvements needed to insure that

Pualani Estates remains a vibrant and progressive community and reflects a lifestyle that is beneficial to all of us.

Hope to see you at our Pualani Estates at Kona Community Social (**budgeted** with planning and scheduling in process) later in 2017, more information to follow.

Once again, we wish you all happiness and success in 2017. Most importantly, towards that end we invite your full participation. We have a number of committees that we invite you to go online (<http://www.pualaniestatesatkona.com>) and consider participating on.

Mahalo,

Rod Quartararo

Board of Directors President