



WWW.PUALANIESTATESATKONA.COM

November 2015

Aloha Kakou!

As we move into the festive and celebratory time of year, I would like to extend my own wishes for a Happy Thanksgiving and Holiday Enjoyment to All.

The 2016 Financial Budget has been prepared and is enclosed. There is no change in HOA Assessment.

NEW BUSINESS:

The ditch on the north side of the entrance to Pualani Estates (which the Association owns) has been targeted by graffiti multiple times and continues to be painted over to cover the offensive tagging. Because the ditch has neither water nor electricity, finding lasting solutions to the problem is difficult. Board discussions have ranged from purchasing no-trespassing signs, anti-graffiti paint, and possible installation of solar powered motion lights as deterrents. The no-trespassing signs that were attached to the fencing have been torn down. There is no way to wash off any tagging on anti-graffiti paint, nor a way to protect solar battery motion lights from being vandalized, either. Therefore, these two ideas currently remain under review. Another new idea recommended is to invite local high school students to paint a mural around the ditch. That proposal would require a **small committee of volunteer homeowners** to check with local schools to see if mural painting would be a feasible option. I would sincerely ask that if you, the homeowners, know of other efficient ways to protect the ditch from graffiti vandalism, please let our managing agent know and that information will be relayed to your Board.

The Annual Homeowners Meeting is currently being planned to meet in the first quarter of 2016. Your Board is actively looking for an alternative meeting site to the Outdoor Circle to accommodate more parking and easier access to the meeting. More information will be provided to you as soon as it becomes available. Also, remember that the Association once again **fell short of a quorum** at our last meeting, so members who did attend that meeting were unable to conduct business topics at hand.

If you are a new Homeowner in Pualani Estates - All homeowners should have received from the seller a copy of the CC&Rs and DRC Guidelines documentation manual. These rules and guidelines govern how your property should be maintained. As it was your decision to buy within a HOA, it is also your responsibility to learn the covenants therein that regulate our Homeowners' Association. If you don't have one, contact our Management Agent for assistance.

If and when you choose to build or alter the exterior of your home in any way, please do not rely on the contractor you employ to know or understand the regulations that govern our Association. This responsibility rests with you, the homeowner, when plans are submitted for review and approval. At no time should a project be initiated until this process has been completed.

The Historic Preservation Site Committee (HCC): The Keau Kukui `Ula Heiau is located within Pualani Estates between North Paulehia and North Haku Mele Streets. The historic cultural preservation plan was established between the State of Hawai`i, Hawai`i County, Pualani Estates of Kona, and residents of Hawai`i Island with Pualani Estates, as the Community Curatorship Organization.

The Heiau Preservation Committee (HPC) has been meeting monthly to lay the groundwork and controls that will help roll out the next steps of the preservation plan. Among the topics being discussed are:

- Interim and Long-term preservation
- Curatorship
- Protection of the cultural preserve
- Interpretive Strategies at the Historical Preserve
- Publishing, recording, and spreading the word of the History of the Heiau
- These and other topics will be added to a project task plan and broken down further into individual, manageable tasks to be carried out by various committees, individuals, local agencies, and/or teams. The project task plan will become a work-in-progress blueprint in carrying out various tasks that will elevate the heiau to its legitimate cultural status.

Should you choose to learn more about this site, please visit the Pualani Estates website at www.Pualaniestatesatkona.com and click on the link: "HEIAU KEAU KUKUI ULA."

*****A reminder that the heiau grounds (including its perimeter) is currently off-limits to anyone except authorized individuals so preventative maintenance can be implemented as required by the Guidelines of the Archaeological Site Preservation Plan. *****

Please remember:

Fireworks – As the New Year Ends, please remember **Fireworks ARE STRICTLY PROHIBITED** in Pualani Estates, regardless of whether you have a County or State Permit. (CC &R Article 4 section 4.4x and Project Rule #15) If you are renting your home, it is your responsibility to inform your tenant(s) of this violation or you, the homeowner may receive a fine. The HOA engages a police presence during those holidays (4th of July, New Year’s Eve and Chinese New Year) when illegal fireworks are most often set off in Pualani Estates. *This also includes tenants.*

Parking – Owners are reminded that all streets in the subdivision are public streets and as such all must abide by the County of Hawaii regulations (HCC) Section 24-189. Vehicles may be parked in the garage or on the paved driveway. Per the HCC regulations, vehicles may not park on the sidewalk, park facing the opposite direction of the flow of traffic, in front of stop signs or no street corners that impede driver vision. Additionally vehicles may park on the non-front door side of the property if on gravel or concrete. (HOA Project rule #14). *This also includes tenants.*

Pualani Estates is always looking for qualified and interested homeowners to join the Board and/or one of its Committees (DRC, CC & R, Community Outreach or Heiau). We are currently a five member, all volunteer, Governing Board. As our community has now swelled to over 350 homes, additional board and committee members would surely be a welcome addition. The information kiosk at the base of Pualani Estates on the north side of Puapuaanui will have Board meeting information as well as the Association website at www.pualaniestatesatkona.com. The website offers links to assist you on topics that do not pertain to HOA guidelines.

Again, I am pleased and honored to be your President and look forward to working with you.

Mahalo,

Barbara Hussey

Board of Directors President