



November 8, 2013

Aloha Kakou! - Greetings to All!

Your Board continues to be passionately committed to keeping Pualani Estates as one of the best places to live. Since my May 23rd "President's Letter," Pualani Estates has grown considerably. The good news is that Phase III is almost complete and will bring our residential membership to over 360 homeowners! More good news: There will be no increase in Homeowner Membership fees in 2014!

Thanks to the continued efforts of our volunteer Board Members, Committee Members, volunteer Homeowners, and our Managing Agent, we've been able to address the increase in violations and able to work on some of the backlog. The continual efforts of many other responsible homeowners have been instrumental in keeping our expenses in line. Mahalo to all!

Along with our growth comes additional challenges and opportunities that we must manage and pursue wisely. Below are some of the major challenges we continue to face as homeowner stakeholders. All of these challenges can be overcome by each homeowner living up to his/her responsibilities as outlined in the Association's "CC&Rs" (Covenants, Conditions, Restrictions and Easements). If you have any questions about these governing documents, please feel free to contact our Managing Agent, Pacifica Realty Management, or visit our homeowners web site at www.pualaniestatesatkona.com.

Design Rules Committee (DRC) Compliance -

We waste a considerable amount of time and energy when homeowners continue to ignore the DRC (Design Review Committee) Rules and Guidelines. In particular, filling out the required "Application Of Approval Of Modifications, Additions, Or Improvements" and submitting it for written approval PRIOR to starting any modification on a lot. In addition to obtaining approval from the DRC, homeowners are also responsible for obtaining applicable County permits prior to starting construction. DRC approval is separate from County approvals, and fines for violations--some as much as \$500--will be imposed if the DRC Rules and Guidelines are not followed.

What DRC violations top the list? Rockwall/fence/landscaping modifications, Satellite, Solar/PV installations, and the building or placement of additional structures on the property. The best way to ensure compliance and avoid hefty fines is--if in doubt--review the Association's governing documents and take the opportunity to check with the Association's Managing Agent via email (managingagent@pualaniestatesatkona.com), or by visiting the Association's web site at www.pualaniestatesatkona.com to download the application.

Animals - Unleashed animals roaming the Community

This continues to be a problem. There have been reports of unleashed dogs roaming freely (off leash) and in some instances threatening pedestrians. Some dog owners continue to use neighboring lots as a "dog run" or "potty depot." This behavior is not only a health hazard (e.g. children playground, generation of flies, etc.), but is also a violation of the County leash law and trespassing on private property. Homeowners should report their concerns to the County and/or Hawai'i Humane Society. You can find more information on pets on the Association's web site.

Fireworks -

Fireworks within Pualani Estates are PROHIBITED! Fireworks threaten residents with fire, health problems, and injury. You can avoid fines by not deploying fireworks within our Community at any time.

Speeding and Hazardous Driving -

Speed kills! We have received complaints of drivers cutting corners from Puapua`anui into side streets. By illegally cutting corners we put our corner lot homeowners at risk, especially when a homeowner is trying to exit his/her driveway. All drivers must observe posted speed limits and drive in a safe, responsible manner.

Garage Sale Signs -

Recently, someone placed a "garage sale" box sign at the Queen Ka`ahumanu Hwy and Puapua`anui intersection. The box was blown from the midsection of the intersection onto the Entry (yield sign) lane and almost caused a serious accident! Such obstructions should never be placed to pose a traffic hazard. Additionally, garage sales are expected to be "occasional events," not "on-going sales events." Pualani Estates is not a swap meet, flea market, or a place to run a weekend business.

Maintaining Your Property Reminders -

- Trash cans should only be at the curb on pick up day and hidden from view on non-pick up days. Additionally, front stairwell areas should not be used to store trash cans or other yard implements.
- Drainage culverts are the property and responsibility of the upslope homes and should be maintained at all times. Please remember that upslope planes should also be maintained.

Termites and Coqui Frogs -

Some homeowners have found termite damage in their homes and others have noticed the presence of coqui frogs. Termites are common in Hawai`i and coqui frog infestations are becoming a statewide problem. Homeowners can address these infestations by hiring a pest control service to eliminate or minimize the spread these pests.

Written Consents –

If you haven't turned in your consents thus far, you will find a self-addressed stamped envelope enclosed so that you can mail back your response to the Collection Policy Resolutions. The Board urges you to vote to approve these resolutions.

Useful Information -

- 2014 Budget (enclosed)
- Homeowners Annual Meeting is scheduled for February 27, 2014 (more information as we get close to that event)
- If you want to help your community, consider volunteering for some of its committees by visiting the Association's web site.

Finally, to our new Members, we offer our warm aloha and hope you will enjoy living at Pualani Estates and make it your home for years to come!

Mahalo,



Likeke "Ric" Bumanglag - Board of Directors President

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