



February 2015

Aloha Kakou! (Aloha to all!)

In 2010, as a volunteer I was elected to the Board and subsequently became the Secretary. Re-elected in 2013, I have served as President ever since. This year I have decided not to run for re-election and, therefore, this will be my last letter as President. I am grateful for my time on the Board, and I am equally grateful to those who serve their Community well--and for the right reasons! I hope to remain involved in our Community by serving on several Committees, including the Heiau Preservation Committee.

Pualani Estates is always looking for qualified and interested volunteers. I hope many of you will volunteer to serve your Community. The current Board and Committee volunteers have given their best to maintain a beautiful and healthy Community and have often faced difficult issues and decisions. Moderately upsetting the many or upsetting a few can be challenging. However, by applying our CC&Rs responsibly, fairly, and lawfully, our volunteers have accomplished a great deal over the past several years on behalf of all of us. My mahalo to all of them! Getting to the next level of successes will take continual cooperation, dedication, and a willingness by everyone to work together--not divided.

I am pleased to report some of the key successes achieved during my term as President:

- The Association has moved forward important actions and processes to improve management and communication at Pualani Estates at Kona. Some of these achievements include:
 - addressing complaints so they are processed in a timely manner to avoid fines or penalties;
 - formalizing a new "how to volunteer" process to increase transparency in homeowner participation;
 - developing a Code of Ethics and Rules of Conduct for Board and Committee Members;
 - creating metrics to track, measure, and take prompt corrective action to ensure violations are eliminated or minimized;
 - simplifying how CC&R and DRC approvals are processed and bringing more muscle to its enforcement;
 - encouraging a more homeowner-centric atmosphere through "community-wide" activities, such as street fairs
- Since tracking began in 2013, the Association has addressed/resolved over 390 CC&R/DRC violations!
- The violation/resolution process was standardized (flow chart) to demonstrate how concerns are initiated, processed, and resolved.
- Launching of the HOA web site (PualaniEstatesAtKona.com) has expanded the informational resources for "on-line" homeowners, in addition to more direct mail announcements.
- The launching of a "President's Letter" now shares the "state of community," achievements, and the on-going challenges facing our community on a more frequent basis.
- The added fireworks patrols have improved awareness, compliance, and the importance of safety within our community. (Note: The CC&Rs prohibit fireworks within Pualani Estates, regardless of County-issued permits.) These patrols will continue in the future.
- By joining a hui (coalition) of neighboring HOAs, the Association is helping to preserve the area's life-style and "sensible development."
- Pualani Estates continues to be a responsive, well-managed, sustained, and desired community.
- We have successfully integrated Phase III homeowners into the Association's "homeowner family."
- The Association continues to be financially sound.

In addition to the above successes, challenges are always on the horizon. In particular, getting the majority of homeowners to attend and support the Association's Annual Homeowners Meeting. Enclosed is the 2015 Annual Meeting Packet and Proxy. **IT IS MOST IMPORTANT THAT YOU RETURN THE ENCLOSED PROXY WHETHER YOU ARE ABLE OR UNABLE TO ATTEND!** The

Association has had its hands tied behind its back over the past several years because too many homeowners did not returned their proxies. Please do this today! If you have any questions or concerns regarding the Proxy, please contact our Managing Agent via email ManagingAgent@PualaniEstatesAtKona.com or 808.334.1610. Limited pupu and refreshments will be offered at the meeting. We look forward to meeting as many of you as possible. **Be sure to mark and return the enclosed yellow card so that your topic(s) of interest can be discussed at the Owners' Forum.**

Helpful Information/asking for your kokua:

Homeowners must take control of their pets. Cats left outside are becoming a nuisance as well as a health problem for homeowners. It is a violation of County law to let your animals run loose and unmanaged. Violations should be reported to the County of Hawai'i or Hawai'i Island Humane Society. (More information is available at our web site <http://pualaniestatesatkona.com/hawaiianimallaws.html>, or refer to County of Hawai'i Animal Code: Section 4-19)

The heiau on Paulehia Street has been deeded to Pualani Estates. A committee has been formed to manage the Association's role and responsibilities.

HOA Fees. There is NO increase in HOA Fees in 2015!

Get taken off the Notices of Violations (NOV) list quicker - Homeowners can get off the violation list quicker by letting the CC&R or DRC Committee know a violation has been resolved. You can contact our Managing Agent or email the CC&R Committee at ccr@pualaniestatesatkona.com, or the DRC at drc@pualaniestatesatkona.com.

PV/Solar - In addition to the required state or county permit requirements, you must also submit your Pualani Estates Application for Approval of Modifications, Additions Or Improvements prior to installation. More information is available at our web site at <http://pualaniestatesatkona.com/DRCapplications.html>, or contact the DRC at drc@pualaniestatesatkona.com, or our Managing Agent.

If you are a new Homeowner in Pualani Estates, plan to sell your home, or are renting your home - All new homeowners should make sure the seller has provided you a copy of the CC&Rs that govern how your property is to be maintained as a Pualani Estates homeowner. If you don't have one, contact our Management Agent for assistance. **If you are renting your home** it is your responsibility to inform your tenant(s) of our CC&Rs to avoid penalties or complaints.

Skateboarding - According to Hawaii County Codes Chapter 12, Vehicle and Traffic Article 1. Section 24-4.) skateboarding is not allowed in Pualani Estates. Violators should be reported directly to the Kona Police Department.

Trash Cans - Visible trash cans have become an eyesore. Let's all pitch in and do our part by putting these cans away and out of view.

What's a Courtesy Notice? - A Courtesy Notice on a violation (or concern) serves as a reminder and opportunity to correct the problem and avoid possible fines or penalties. Courtesy Notices are mailed to the homeowner's address on file, not necessarily to the occupant of the home.

Parking - Please avoid parking on the sidewalk (including "2-wheel" sidewalk parking). There should be no parking in front of stop signs, mailboxes, fire hydrants, etc.

Lastly, less than 10% of Association Members (homeowners) volunteer to help our Association meet its responsibilities. We would like to see more homeowners participate at some level. If at least an average of 20% of the membership rotate their participation, it would help those who do most of the volunteering not to have to carry more than their fair share. No matter how little time you have to pitch in, we appreciate every helping hand. I hope you find the time to volunteer.

Mahalo nui loa, a hui hou.



Likeke "Ric" Bumanglag
President
Board of Directors
