

Aloha Kākou

I am borrowing the same greeting used by past Board President Barbara Hussey in her letter to homeowners in November 2015. Kākou is especially significant in that it embraces the Hawaiian value of inclusiveness All of us. Pualani Estates at Kona is a community of 360+ homes and more importantly our families that occupy those homes and make up our community...in Pualani Estates we are “in this together” and our enjoyment of our neighborhoods and community does and will represent the sum total of contributions made by all who live here to this great Hawaiian way of life.

A lot has happened since the last communication from your Board President in November 2015. The Annual Homeowner’s Meeting was held on February 18, 2016. For the first time since 2011 we achieved a quorum (58%) of the homeowners needed to conduct a meeting. For the last 4 years the Pualani Estates Homeowners Association had been unable officially hold a Homeowners Annual Meeting, Conduct Business, Vote as necessary on resolutions affecting all of us, elect Board Officers and frankly, have the discussions among homeowners that we were not able to have for several years. In preparation for the 2016 Meeting a real effort was made to “get the word out”, to do all we could to get the homeowner’s participation needed to finally achieve the quorum needed and get on with business as needed. This year we achieved Kākou, all of us participated and going forward we will continue to draw members of the Pualani Community into the process needed to continue and build on Kākou. A big thank you goes out to the Outreach Committee who took on the rewarding task of going door to door to solicit participation in this year’s Homeowner’s Meeting. In addition to reaching the needed quorum, in going door to door we had the chance to listen to what homeowners and tenants liked about our community and to hear what the community felt was needed to improve our community.

At the Homeowner’s Meeting in February, several new Board Members were added and several Board Members completed their terms. I want to take this opportunity to thank Barbara Hussey, your now past Board President for all of her efforts over the years in contributing to what has made our Community what it is. Additional thanks and gratitude goes out to William Dierking (past Board Member) who led the Outreach Committee responsible for “getting out the vote”. Through his persistence and organizational skills we were able to achieve a quorum that had not been achieved for a number of years.

Your complete Board includes myself, Rod Quartararo as Board President, Laurie Freeman Vice-President, Sharly Ward Secretary, Joel Cooperson Treasurer, Kate Winter Director at Large, Pat VanEvery Director at Large and Michele Wauson Director at Large. I for one am looking forward to any questions or suggestions that you as homeowners and/or occupants of Pualani Estates may have. The easiest way to contact myself or any Board Member is at <http://www.pualaniestatesatkona.com/>

So, here are a few things to take note of:

1. The Historic Site Preservation Committee –
 - a. A landscaper has been chosen to clean up the site and restore it to the condition expected. The work should start and be completed very shortly.
 - b. Weekly and bi-weekly monitoring of the site is ongoing.
 - c. Video and Articles – information on the Heiau will be available through Heiau website and various publications. Many thanks to the efforts of Ric Bumanglag and Kate Winter.

2. Outreach Committee – this Committee is up and running strong. Besides its success in obtaining the Quorum, the Committee is working to bring communication, information and a welcoming factor into the community. How?? A network is being put together to welcome all new residents – welcome baskets, information to homeowners on the Pualani Estates Community, availability to answer questions regarding rules and regulations in the Community. Do you have suggestions on what the pressing needs of the Community are? The Outreach Committee wants to know.
3. Design Review Committee – the Committee continues to stand ready to review and provide dispositions on all required requests, i.e., walls, landscaping, etc. We will be taking a very serious look at all of our guidelines ... what works and what needs to be changed based on **your** input. The Design Guidelines were written well over 10 years ago by the developer and it is time for a review.
4. CC&R Committee is specifically charged with making sure property owners are “following the rules” - maintaining properties landscapes, watering lawns, cutting back brush, keeping ditches cleared to name just a few. Did you realize that you are responsible for the weeds/grass growing on the sidewalk to the gutters in the front of your homes? This maintenance is so simple, but adds so much to the aesthetics of our community.

Have you noticed all the work going taking place on the property just north of Pualani Estates? It appears that a lot of the work that has resulted in the destruction of the hillside, noise, dust and trespass of workers into Pualani Estates has been done without the proper permitting and hearings that go with a project of this type. A meeting of the Leeward Planning Commission will be held on May 19th to review the violations and consider a special permit application by the applicant – Bolton, Inc. Attendance in large numbers by Pualani Estates Homeowners is a must. More information will be provided (time and location) as the date gets closer, but please reserve that date.

Finally, the Board voted at its last meeting on April 11, to **reduce** the monthly homeowner’s dues by **nearly 30%** from **\$28** to **\$20**. This change will take affect with your billings due for July. Statements and coupons are being prepared.

I look forward to working for you and with you in next year. I also strongly encourage your suggestions and feedback. It is an honor, which I don’t take lightly, to serve as your Board President.

Mahalo for your input and support,

Rod Quartararo/ Board President