



May 23, 2013

Aloha Kakou! - Greetings to All!

My name is Likeke "Ric" Bumanglag, former Board Secretary and new Board President of Pualani Estates At Kona Community Association (PEAK). Welcome to our first HOA "President's Letter," a periodical to communicate important information about living at Pualani Estates, a place we live, love, and call home.

First, I would like to recognize former HOA President Johnny Morgan for his dedication to our Association, as well as Ron Raridon who presided as former Vice President. Their dedication is greatly appreciated. Without their support and guidance, the Association would not have come this far.

I would also like to introduce you to your current Board Member volunteers:

Barb Hussey	–	Vice President
Tony Simonelli	–	Secretary
Pat Van Every	–	Treasurer
Kate Winter	–	Director At Large

Your Board is passionately committed to helping Pualani Estates become one of the best places to live--a place that is well-kept, well managed, and continues to provide high property equity.

With the expansion of Pualani Estates to over 300 homes, we are faced with increased challenges and opportunities. Overcoming these challenges provide opportunities to improve communication, preserve our island lifestyle, and protect our homeowner investment.

Below, are a number of challenges we face together as homeowners. Most of our residents are responsible, law abiding citizens. Unfortunately, some homeowners have not met some of the requirements and expectations of our community. Each property owner in Pualani Estates contractually agreed to abide by the Association's "CC&Rs" (Covenants, Conditions, Restrictions and Easements), and had accepted an obligation to uphold the Association's standards when they purchased their property. This applies to all existing and new homes, as well as those sold through third parties. We need everyone's kokua (help) to ensure our CC&Rs are followed.

Homeowners ignoring or not following the Design Rules and Guidelines Process -

Some homeowners have neglected to obtain proper approval before making modifications to their property (e.g. landscaping, solar/equipment, rock wall, structures, to name a few). All owners must obtain approval from the Association's DRC (Design Review Committee) by submitting an application. The application must be approved prior to starting any such modification. Failure to do so has resulted in wasted resources, homeowner dissatisfaction, and--in some instances--fines, penalties, or removal of the modification at homeowner's expense. These violations are avoidable! If you are unsure as to how to submit an application, we are here to assist you. Refer to your homeowners CC&R document or contact the Association's Managing Agent at 808.334.1610 or via email managingagent@pualaniestatesatkona.com, or visit the Association's web site (www.pualaniestatesatkona.com).

Animals -

Pets make wonderful family companions. However, pet owners have a responsibility to ensure their pets (not just dogs) do not cause any annoyance or nuisance to their neighbors. This includes controlling excessive barking, picking up after their animals, and not using another owner's property/vacant lot to run off-leash. Most Pualani pet owners manage their pets responsibly. However, not all pet owners do. Such violations must stop. Homeowners can find helpful information on pet ownership and enforceable County laws by visiting the Association's web site at: <http://pualaniestatesatkona.com/hawaiianimallaws.html>, or by contacting local animal control services such as the Humane Society.

Visible Addresses & Postal Boxes -

Displaying your street address can be important. For example, it may help identify your home in case of an emergency or local deliveries. Be sure to make your street address easily visible.

The post office will not deliver mail if a street postal box is blocked. Always make sure your visitors and family members are aware of this, especially Monday through Saturday.

Rentals -

Homeowners who rent their property to others are responsible to ensure that occupants comply with Pualani Estates regulations, as well as comply with County and State regulations. Homeowners (not tenants) are notified when a rented property may be in violation of the Association's CC&Rs.

Parking & Traffic -

We have asked the Kona Police to enforce illegal parking and speeding laws throughout Pualani Estates, including (but not limited to) parking on sidewalks, parking against traffic, and parking in no parking zones. At the Board's urging, on May 6, County work had begun on Puapua`anui Street to improve street safety and reduce speeding.

Helpful Information -

We have attached a "short list" of the most common violations homeowners can avoid. Your homeowner's manual (CC&Rs) will have more detailed information. However, we thought you might find the attached a useful reminder to yourself or a tenant.

Written Consents –

If we have not yet received your written consents for the Collection Policy Resolutions, you will find the 2 written consents and a self-addressed stamped envelope so that you can mail them back to us. The Board urges you to vote to approve resolutions.

Finally, to our new members we offer our aloha and look forward to meeting and working with you in making Pualani Estates a great place to live.

Mahalo,



Likeke "Ric" Bumanglag - Board of Directors President