



P U A L A N I
E S T A T E S

WWW.PUALANIESTATESATKONA.COM

May 1, 2015

Aloha Kakou! (Aloha to all!)

My name is Barbara Hussey and I am your new Board President of Pualani Estates at Kona Community Association (PEAK). I was first elected to the Board in 2011 and have since served as the Vice President and Chairperson of the CC & R Committee. First, I would like to recognize former HOA President, Likeke "Ric" Bumanglag. Without his support and guidance, the Association would not have achieved all that it has and continues to accomplish because of Ric. I would also like to introduce you to your current volunteer Board Members: Kate Winter – Vice President, Sharly Ward – Secretary, Pat Van Every – Treasurer, and William (Bill) Dierking– Director At Large.

Welcome to my first HOA "President's Letter," a periodical to communicate important information about living at Pualani Estates, a place we live, love, and call home.

As always, Pualani Estates is looking for qualified and interested homeowners to join the Board.

Homeowners are always welcome to join our Board meetings that are held quarterly.

If you are a new Homeowner in Pualani Estates - All new homeowners should make sure the seller has provided a copy of the CCRs that govern how your property is to be maintained. If you don't have one, contact our Management Agent for assistance.

UPDATE:

The Annual Homeowners Meeting was convened on March 23rd at the Kona Outdoor Circle.

However, the Association once again **fell short of a quorum** and those Members present were unable to participate in conducting the Association's business at hand. Without homeowner participation (including the return of proxies), concerns and input cannot be addressed because a minimum of 40% of homeowners need to be actively participating to achieve success.

Those Members who were present discussed the top six concerns submitted by postcard, and updates on traffic safety, heiau management, antennas, volunteering, and courtesy notices were also reviewed.

NEW BUSINESS:

8TH Amendment to Pualani Estates at Kona Design Review Committee Rules and Guidelines.

Amendment E. Paragraph C of Article VIII: (Effective April 17, 2015) There is no fee for registering solar water heaters or photovoltaic systems. However, an application for registration must be filed with the DRC and must include a copy of the installation design plan and the permits from the County and HELCO or other energy supplier. Such systems must be installed as per DRC guidelines, Section IX, Paragraph 38. Applications for registration must be submitted before or up to 30 days after installation.

A REVIEW OF TOPICS FOR HOMEOWNERS (and for your tenants when appropriate)

HOA Fees: There are **NO** increases in HOA Fees in 2015!

Homeowner input on Notices of Violations (NOV) – Because our volunteer Board is small, the Association asks homeowners to help be our “eyes and ears” if you see something that appears to be a violation to our CC & R’s or DRC Guidelines. Please submit a photo, the address and what you consider to be a possible violation and provide that information to our Managing Agent. A first Courtesy Notice serves as a reminder and opportunity to correct the problem and avoid fines or penalties. Courtesy Notices are mailed to the homeowner's address on file.

Along those same lines, if a homeowner has received a violation that has been corrected, the information should also be provided to our Managing Agent. This will save the Association's volunteers a considerable amount of time in having to verify whether a request should remain open or can be closed. Direct your documentation to: managingagent@pualaniestatesatkona.com or Pacifica Realty Management, Inc., 75-1029 Henry Street, #202, Kailua-Kona, HI 96740

Fireworks - 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 #16) 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.***

Skateboarding is not allowed in Pualani Estates. (County Ordinance Hawaii County Codes Chapter 12, Vehicle and Traffic Article 1. Section 24-4.) Violators will be reported to the Police Department. ***This also includes tenants.***

Trash Cans - Visible trash cans have become an eyesore within some areas of our Community. The CC&R guidelines state that trash cans should only be on the sidewalk the day of pick up (Section 4.4 (t) and Project Rule #13)...and at no other time. Please be sure to put your empty cans out of view of the front plane of the home after trash pick up. Let's all pitch in and do our part. ***This also includes tenants.***

Parking - We all know parking is a premium in our Community's limited space. We need everyone's cooperation in avoiding parking with two wheels (or more) on the sidewalk. Sidewalks are for walking. There should be no parking in front of stop signs, mailboxes, fire hydrants, hanging off driveways, nor on corners as it impedes vision of a driver in his/her vehicle. (County Ordinance Hawaii County Codes Chapter 24 Vehicles and Traffic Section 24-189 and 24-190) ***This also includes tenants.***

Landscaping and Slopes-Landscapes and slopes need to be maintained at all times for aesthetic beauty and prevention of fire dangers. (CC & R Article IV (q) and Project Rule #12.) ***This also includes tenants.***

A reminder that our HOA website can be viewed at www.Pualaniestatesatkona.com. There is wonderful information there for all homeowners and links to city and county resources to assist you on topics that do not pertain to HOA guidelines.

Again, I am pleased and honored to be your new President. It would be wonderful to meet you at a board meeting, so feel free to attend.

Mahalo,

Barbara Hussey - Board of Directors President