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June 10, 2014

Aloha Kakou! - Greetings to All!

With the completion of Phase III of Pualani Estates, our Association is now one of the largest HOAs in the area with 362 homeowner members!

First, let me update you on our current members of the Board, in addition to myself as President:

Barb Hussey – Vice President and Chair of the CC&R Committee
Pat Van Every – Treasurer
Kate Winter – Secretary and Co-Chair of the Design Review Committee

We are in the process of interviewing homeowner volunteers to fill two vacant Board positions. Owners interested in serving should submit their statement/resume by June 30, 2014 to our Managing Agent via email to managingagent@pualaniestatesatkona.com, or mail it to Pacifica Realty at 75-1029 Henry Street, #202, Kailua-Kona, HI 96740.

Speaking of volunteering, six homeowners have stepped forward and volunteered to be considered to serve on several new committees. Furthermore, the Board recently approved new Code of Ethics guidelines that will apply both to Committee Members and Board Members. More information on volunteering for a committee is available at the HOA website at <http://pualaniestatesatkona.com/committees.html>, and by submitting your name and contact number to the Association's Managing Agent at managingagent@pualaniestatesatkona.com.

A word about the last Annual Homeowners' Meeting... it is very discouraging when homeowners who expect the Association to take "care of business" don't care enough to attend our Annual Meeting, or send in their proxies. *This is the third year we've not been able to conduct the Association's business due to a lack of a quorum.* We understand not all homeowners are able to attend every meeting. However, sitting on the sidelines and not sending in your proxy isn't acting responsibly. We hope next year these members will step up to their responsibility and help the rest of us move things forward.

No fireworks means no fireworks!... Some homeowners continue to violate the Association's fireworks policy. Fireworks are PROHIBITED within Pualani Estates. To ensure compliance, the Association plans to employ a security patrol service to address such violations. If you rent your property, please inform your tenants of this policy accordingly, since you--the homeowner--is ultimately responsible for tenants.

Homeowners not following the Design Rules and Guidelines Process -

This is an on-going problem. As I mentioned above, the expansion of Pualani Estates to over 360 homes; it has created additional challenges for the Association. The Design Rules and Guidelines apply to everyone, whether you are an original homeowner or if you have recently purchased your property from another source. Hefty fines (some as high as \$500) can be avoided by acting responsibly. If in doubt, review the Design Rules or contact the Association's Managing Agent, or email the Design Review Committee (DRC) at DRC@pualaniestatesatkona.com, or visit the HOA website.

Development Impact -

As some are aware, there are plans to develop the properties north of Pualani Estates. These developments include connector roads through Pualani Estates (such as the one proposed through Paulehia Street). Homeowners must engage themselves by voicing their concerns to County officials and others involved in the developments' roll out. While the Board currently participates in a voluntary "watch dog" hui (group) with other HOAs in our area, individual homeowners should take it upon themselves to be educated on the impact of this development on their properties.

Rental Property -

Act 326, Session Laws of Hawaii 2012, requires both operators of transient accommodations and associations of unit/apartment owners or planned community associations ("Associations") to report certain information. *If you rent your Pualani Estates property, you are bound by this law.* According to the Act, "Operators must report their information to their association... and must update that information within 60 days of a change..." For more information, visit <http://tax.hawaii.gov/geninfo/act326/>. **NOTE:** Definition of transient rental is any rental for a period less than 180 consecutive days in exchange for payment in cash, goods or services. (Copy of the Owner Information form to submit this relevant information is enclosed and available on the HOA's website.)

Busy Storm Season Forecasted

El Nino conditions could lead to more hurricanes this season. Don't be fooled that the Big Island is immune from hurricanes due to our surrounding mountains. It's a good time to start now to prepare for such a possibility. In addition to the information offered at <http://www.scd.hawaii.gov/>, don't forget to trim trees, plan for pets, and be prepared to secure possible flying objects (umbrellas, lanai furniture, etc.).

Helpful Information -

We have attached some helpful and important reminders. If you rent your property, you should convey these requirements to your tenant(s). Your homeowner's manual (CC&Rs) has more detailed information.

In Progress...

The Board and its Committees are currently focusing on the following: Refining flag display guidelines, forming outreach committees to improve communication and membership involvement, developing a code of ethics for Board and Committee Members, and reforming certain CCRs to reflect local needs while maintaining the quality and value of Pualani Estates homeownership.

Finally, a word about CCRs. When Pualani neighborhoods are well maintained and the great majority of homeowners appreciate that fact, we all win. It is true that many people want to live in a HOA so unkempt homes will not lower their value. This only works when everyone takes pride in their property and respect the rules and guidelines that were put in place to make that happen. In other words, all who own property in Pualani Estates made an agreement with other homeowners to comply with the CCRs. When was the last time you drove by an unkempt neighborhood and thought "Am I glad Pualani Estates doesn't look like that!?" We hope when others drive through Pualani Estates, their reaction is just the opposite: "I wish I lived here!"

Mahalo,



Likeke "Ric" Bumanglag - Board of Directors President