



PUALANI
ESTATES
AT KONA

July 24, 2017

Aloha to all in Pualani Estates,

In the four months since our March 30 annual meeting, your Board of Directors has continued to make progress on dealing with and resolving many of the significant issues facing our community. This report will cover two of those issues that are of serious concern: coqui infestation and transient rentals.

First, with respect to coqui infestation, CC&R Section 4.4(f), prohibiting nuisances such as unreasonable noises, and Section 4.4(r), prohibiting “noxious insects, rodents or other pests,” have the effect of prohibiting coquis. Your Board has budgeted funds to help residents deal with coqui infestation. If your property is infested, please contact Rod Quartararo at (831)332-1802, or rodquart@sbcglobal.net to schedule an appointment with our coqui eradication specialist. We will reimburse owners up to \$135 for one treatment. Your cooperation will help keep our community attractive and pleasant by eliminating these unwelcome pests, and will avoid citation for violation of the CC&Rs.

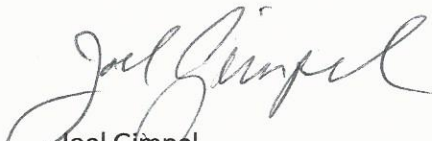
As noted in my May 5, 2017, President's Letter, we're also seeking homeowners interested in joining a coqui control committee to contact Kunzang Yuthok, Managing Agent at ManagingAgent@PualaniEstatesAtKona.com.

The second significant issue that has come to our attention is the apparent violation of CC&R Section 4.4(v), which provides:

No timeshare, interval ownership, transient vacation rentals or other similar use or ownership shall be permitted within any Lot, unless authorized by a Supplemental Declaration Recorded by Declarant (Schuler Homes or its successor) and made applicable to specific Lots. Bed and breakfast type commercial operations are specifically prohibited.

We have seen ads for B&B and “transient vacation rentals” (rentals of up to 180 days per State law) for homes in Pualani Estates on the internet. Such ads must be removed and rentals halted immediately to avoid being cited for violation of the CC&Rs. In addition, such use of the property might be considered a violation of the Hawaii County Zoning Code.

Mahalo nui loa for your cooperation and assistance in keeping our community safe and attractive.



Joel Gimpel
President, Board of Directors