



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

WWW.PUALANIESTATESATKONA.COM

August 2015

Aloha Kakou! (Aloha to all!)

Summer is coming to a close and children are now back in school. Let's all be mindful of the school buses on Puapuaanui and allow our little ones to get home safely.

NEW BUSINESS:

The next Annual Homeowners Meeting is tentatively being scheduled for February 2016. Please watch for flyers and banners regarding this very important homeowners meeting for the exact date and location.

HEIAU: The “**Keau Kukui `Ula Heiau**” is surrounded by the Pualani Estates subdivision and is located between North Haku Mele and North Paulehia Streets. This historic cultural preserve was established through an agreement between the State of Hawai`i, Hawai`i County, the developer of Pualani Estates of Kona, and residents of the Island of Hawai`i. Pualani Estates at Kona became the new Community Curatorship Organization on September 9, 2014 when D.R. Horton deeded it to the Association. A newly formed Heiau Preservation Committee is responsible for implementing and overseeing the interim and long-term preservation strategies of the Preservation Plan. The entire site is off-limits to anyone except authorized individuals. All residents of Pualani Estates can help by not trespassing (including parking), not having animals enter the Heiau premises or depositing litter.

Additional information can be found on the Pualani Estates website at www.pualaniestatesatkona.com **Note:**
Violators are subject to Chapter 6E-11 of the Hawai`i Revised Statutes.

Project Rules for Pualani Estates (attached). These revised Rules and Regulations are derived from the provisions of the Pualani Estates at Kona Declaration of Covenants, Conditions and Restrictions (hereafter referred to as CC&Rs, Bylaws, Design Committee Rules & Guidelines and Design Committee policies. Please review them and if you rent your home, give a copy to your tenant because, they, too, are bound to abide by the Association's rules.

Flood Zone Information. For those of you who may be interested, the revised FEMA Preliminary DFIRMS are now available for viewing on the Hawaii “Flood Hazard Assessment Tool (FHAT). The website is <http://gis.hawaiiinfip.org/FHAT/> for additional information.

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

Fireworks: - The 4th of July holiday was relatively quiet with only a few violations noted and it was much appreciated by the HOA and homeowners. As a reminder, however, 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, will be assessed the \$100 fine.

New Homeowners in Pualani Estates - All new homeowners should be provided, by the seller, a copy of the Pualani Estates Document Package that governs how your property is to be maintained. If you don't have one, contact our Management Agent for assistance.

Homeowner input on Notices of Violations (NOV) – Because our volunteer CC & R Committee 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. The HOA website has a link on “How to Submit a CC & R or DRC complaint.” Please know that the identity of the person who files the complaint is not divulged.

Community Outreach: Please know, the Pualani Estates Governing Board is consistently looking for qualified and interested volunteers. I hope many of you will choose to volunteer in serving your Community. The current Board and Committee volunteers have given their best to maintain a beautiful and healthy Community and have often faced difficult issues and decisions. Moderately upsetting the many or upsetting a few can be very challenging. However, by applying our CC&R’s, By-Laws, and Design Review Committee guidelines, our volunteers have accomplished a great deal on behalf of all Pualani Estates homeowners. My mahalo is extended to each of them! With continued cooperation, dedication, and willingness by everyone to work together, we can and should keep Pualani Estates a showcase community.

Director William (Bill) Dierking also serves as the Community Outreach Committee Chair. Please contact Bill at billdierking@pualaniestatesatkona.com to discuss how you can participate in community affairs.

Homeowners are welcome to attend our Board meetings. The next scheduled Board Meeting is set for November 5, 2015, 1:00 p.m. at the Pacifica Realty Management conference room.

HOA documentation can be viewed at our website 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 President. It would be wonderful to meet you at a board meeting, so feel free to attend.

Mahalo,



Barbara Hussey
President
Pualani Estates at Kona