



September 1, 2017

Dear Pualani Estates Owners:

Your Board of Directors hopes that your Summer has been enjoyable and that the county's water use restrictions still in effect have not caused undue harm. We have several important developments to report.

First, after much consideration and deliberation, your Board has entered into a new Property Management and Agency Agreement with Hawaiiana Management Company, Ltd., effective October 1, 2017. Their Big Island office is located in Palani Court, Suite 215, 74-5620 Palani Rd., Kailua-Kona, HI, 96740. Linda Morabito is their Director of Big Island Operations.

Hawaiiana Management Company, which was the managing agent for Pualani Estates until 2010, is Hawaii's largest community association manager, serving as managing agent for more than 50 residential and commercial properties on the Big Island, and over 650 properties in the state. Their extensive experience should serve us well and help us protect our community's home values and attractiveness. You will shortly receive coupon books for payment of maintenance fees (\$60 per quarter, \$240 per year) to Hawaiiana Management. The next quarterly payment is due October 1, but because of the changeover, late fees will not be assessed until October 31 (30 days after the transition to Hawaiiana Management).

Second, we have learned that due in large part to the efforts of the Community Associations of Hualalai (CAH) Board, which we officially joined on May 10, the Planning Director of the County of Hawaii has ordered Bolton to immediately cease and desist bringing rocks in, crushing them, and sending them out. Although the order doesn't appear to require ceasing all rock crushing operations, the County has determined that Bolton was violating the allegedly improper permit being challenged by the CAH Board. We're still awaiting the Supreme Court's determination of that challenge. In the meantime, the rock crushing operations and resultant dust and noise have been severely curtailed.

Finally, because your Board understands the importance of protecting our home values and making Pualani Estates a safe, attractive and pleasant neighborhood to live in, we've selected Hawaiiana Management Company to assist with covenant enforcement. We encourage all owners to review the governing documents, including our Design Committee Rules, and to check your homes to assure that they're in compliance. Some of the most common CC&R violations are: unkempt, overgrown yards, yards used for storage, unapproved home modifications and paint colors, illegal parking, and nuisances, including coquis.

Aloha,

Joel Gimpel  
President, Board of Directors