

# Hawaiian Shores Community Association

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## PRESIDENT'S REPORT – AUGUST 2011

Aloha Hawaiian Shores Community Association Members!

I am happy to report many positive changes at HSCA since the new board took office mid-Feb. 2011. We're sending out this mid-year packet to acquaint you with accomplishments and let you know what to expect in the months to come. Enclosed with this letter is the most recent financial audit, membership meeting minutes, rule changes approved by the board, and a member survey that we hope everyone will complete and send back to the office. Please check out our website at [www.hawaiianshores.org](http://www.hawaiianshores.org). You can read the Board minutes and review financial and other information.

When this board took office, we had 3 part time positions that have been eliminated to contain operating costs. The office is no longer open Saturday. The board approved a new organizational structure and we are recruiting for a Maintenance Foreman who will report directly to the board. Next we will recruit an Office Manager who will oversee the office work and also report directly to the board. We anticipate having the new staff configuration in place by the start of our next fiscal year on November 1<sup>st</sup>. Extended pool hours will only be in the summertime which reduces staffing and electricity costs as well. We have designated all HSCA parks as smoke free and have directed staff to enforce our Covenants that have been neglected the last few years resulting in an explosion of feral chickens, albizia growth along water easements, and other negative impacts to our community.

The previous board began installation of radio read meters with the purchase of hardware and over half of the meters and radio transmitters needed to switch over the 450 water services supported by HSCA's private water distribution system. As  $\frac{3}{4}$  of the cost of this new system (\$107,000) had already been expended, the current board directed staff to complete this project by the end of this calendar year. By July 31<sup>st</sup>, 220 new meters had been installed and the project is moving along. Some members voiced complaints that this project was not approved by a membership vote, so it is important to understand the advantages of this new system. The meters provide data on actual water usage allowing us to identify major leaks on the owners' side of the meter which reduces the electric costs to pump water. We have already changed to billing water customers every other month which saves postage, printing and staff costs. Once the radio read system goes live, we will bill based on usage and utilize software that will streamline billing further with features that allow you to pay online or receive paperless bills. Basing the billing on actual usage encourages people to conserve water which will further reduce the cost of electricity to pump water from our well.

We have issued a Request for Proposals for a preliminary engineering study on our water distribution system. The main tank is in need of replacement and this is a big ticket item. We need to identify the major costs that will need to be expended in the next 5-20 years so we can submit an application to the USDA's Rural Development office to obtain a low-interest (2%) guaranteed loan and grant combo. This will put financing in place to allow the infrastructure improvements needed to ensure our water system will sustain the community for generations to come. We plan to award a contract for the engineering study within 3 months and have the USDA application ready by early next year.

Our 11 miles of private roads are in need of repairs and improvements. The Infrastructure Committee is creating an inventory of these roads listing the sections most in need of resurfacing and identifying where crack repair is needed. Unfortunately, similar work done by the previous road committee under the former board was not kept on record ☹. We have gathered information from the County on placing

speed humps on roads where speeding is a problem. We're fortunate to count Councilman Fred Blas as a HSCA resident. He plans to help with the speeding problems by utilizing "smart" signs on the roads and working directly with the police to achieve better enforcement.

A big project that the board has moved on this year is the renovation of the Hawaiian Shores Community Center, aka "The Stables". The previous board acquired estimates on demolition which ran from \$80,000 to over \$100,000. Renovation will cost approximately twice the amount of demolition. This board decided to recover the building which formerly hosted office space and a large meeting room that was often rented for parties, graduations, and birthdays. It was also used for HSCA and community meetings. The area previously used for horse stalls can serve as a farmer's market or swap meet area. In August, we tented the building for termites. We plan to clean out the accumulated junk and install a new roof this fiscal year. Renovations may take up to 3 fiscal years to complete as we do not want to charge members a special assessment simply because maintenance on that building was deferred for too long. Once renovated, revenues from its use will pay back on the investment.

Honu Park received a facelift with painting of the structures. Next year we will tackle cleaning/painting the roofs and fencing. We are investigating costs on pool repair and we're awaiting a final bid on a solar electric system with new Lorenz pumps to operate the pool. The pool currently costs us \$1,000/month in electric costs and is underutilized. We want to invest in a solar electric system to bring the electric pumping costs to zero. Solar systems are now warranted for 25 years so the investment will likely pay for itself in 7-8 years. We acquired a new, energy-efficient refrigerator for the office, new chairs for the meeting pavilion, and new lounge chairs for the pool. In November, a member who is a talented jazz musician has offered to host a Sunday Afternoon Jazz concert with wine and pupus to raise funds for park improvements. Please look for notices of the event and plan to attend!

We're looking at alternative uses for Maikoiko Park which has been left unused and is falling into disrepair. We're collecting bids to tent the pavilion for termites so it can be recovered. The restrooms need improvements and the fence needs repair and painting. The community has expressed the desire for a dog park and other uses including leasing a 20' x 20' plot from the large parking lot area for construction of a cellular booster tower. You can weigh in on these actions by completing the survey!

We were able to sell some palm trees from the Ocean Park parcel and used approximately half of the proceeds to improve the property as the park it was always intended to be. We now have a beautiful grassed area with boulders along Papio Street to restrict vehicle access. Signage has been erected and the park was formally opened with a beautiful dedication ceremony given by Kumu Crabbe on August 20<sup>th</sup> which Councilman Blas and the Mayor's office helped coordinate. Photos and a video of the blessing are available on our website. We have now petitioned the County Real Property Tax office to re-assess this area as park which will lower our annual taxes by nearly a thousand dollars.

It has been a GREAT year so far... We recently heard from member Gail Duituturaga that her daughter, who holds an MBA and is on the property deed with her parents, is interested in running for the Board. It would be wonderful to have some youthful energy on the board!! Caroline Weber, our current Secretary, plans to run again next year as do I. We hope to keep up the momentum and steer the organization to a more sustainable path.

Mahalo for helping making our community a great place to live,

Eileen O'Hara, President  
Hawaiian Shores Community Association