

# Hawaiian Shores Community Association

## December 2011 Annual Newsletter

### President's Message:

Your Board of Directors has been extremely active this year working on the many projects discussed below. Since taking office in February, our nine-member Board volunteered over 900 hours assisting in association business! Working with such a productive board has been a pleasure. I hope we can continue our forward motion. *Mahalo, Eileen O'Hara*

#### Board of Directors - December 2011

Caroline Weber/**Secretary**  
Dave Johnson/**Vice President**  
Eileen O'Hara/**President**  
Hiroshi Yanagihara  
Kevin Wibberley/**Treasurer**  
Leon 'Pat' Kellogg  
Royden Pilapil  
Solveig Lamberg/**Assistant Treasurer**  
Wally Patch

### Water System News

Our water system continues to provide high quality drinking water. *The 2011 water quality report is online at our website.* We received an **EPA grant** obtained through the State Dept. of Health to cover costs of converting septic/cesspool systems within our well's capture area (1000') to aerobic septic tanks. The grant provides some funds for containment at the water yard, increased security, and educational materials for members. We hope to have a contract in hand within a few months!

HSCA issued a **Request for Proposals** in July for a preliminary engineering and environmental report necessary to apply for a USDA low interest loan/grant combo to conduct the upgrades needed at our water yard. The original holding tank and pump assemble are at the end of their useful life. We need a large investment to sustain our water system and obtaining USDA assistance may avoid special assessments to cover these costs. The Board chose a local engineering firm based on the proposals and is working out contract details.

**Radio read meters** had been purchased already when this Board took office. Final purchases were made to have enough meters to install at the 450 active water accounts we maintain and 230 meters have been installed. This project should be completed mid 2012 and billing switched to a usage based system instead of a flat monthly fee. The Board approved changing the billing to every other month to reduce operating costs.

### Updates on HSCA Facilities

Our **Infrastructure Committee** was active this year under Chair, Dave Johnson, identifying needed improvements to facilities and roads. They passed their recommendations to the **Finance Committee** chaired by Kevin Wibberley and a Capital Improvement budget was developed for FY 2012. There are many projects slated for the upcoming year that address our aging infrastructure! An inventory was conducted of the 11 miles of private roads that we maintain and the pavilion at the Maikoiko Park was tented for termites.

The **HSCA office building** and surrounding pavilions were painted a lighter color and the office interior rearranged to be more welcoming. The board is working out details on a lease-to-own **solar electric system and new energy efficient pumps** for our swimming pool to eliminate a \$1000 per month electric costs just to circulate swimming pool water. This system will be installed after New Year's along with resetting tiles and other repairs to the pool.

The board evaluated the structural elements of the **Hawaiian Shores Community Center, aka 'the Stables'**. It is extremely well built and worth renovating. Original drawings were located and the building tented for termites. Years of accumulated debris was removed. We are eligible for the cesspool conversion grant if the existing system is within our well's capture area, so that is being assessed.

The Board entertained an offer from a mainland solar electric company to install a **solar collector farm** on the 9 acres of vacant land behind the Community Center. Electricity produced would be routed to our water yard to provide for our pumping needs at a rate 60% lower than currently charged by our electric utility. The remainder will be sold to HELCO under a Feed in Tariff agreement. This will translate into great saving for membership on water usage rates. We are actively pursuing this opportunity for the benefit of our community.

Taking Hawaiian Paradise Park's lead, HSCA's Board passed a **Speed Hump Policy** allowing neighbors to work together to pay for the installation of engineered speed humps on streets where excessive speeding is a problem. This policy was piloted on Papio Street, which had become a drag strip over the years. Humps have reduced speeding significantly! This policy allows members on streets affected by speeding to hui up and make their community safer.

An excellent opportunity presented itself when member Steve Dearing, who sells live trees to developers, offered to buy palm trees from the HSCA Ocean Park parcels. There were over 60 mature palm trees and 48 were sold netting HSCA just under \$14,000! Half of that money was invested in making a one-acre park site that is grassed, with signage and boulders placed along the street preventing vehicle access. The **Papio Ocean Park** was blessed in August with help from the Mayor's Office, Councilman Fred Blas, and Kumu Moses Crabbe and is now open to the public. We hope you come by and sit at the picnic table to enjoy the whale season!



Ocean Park Blessing: Eileen O'Hara, Fred Blas, & Moses Crabbe

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## Events

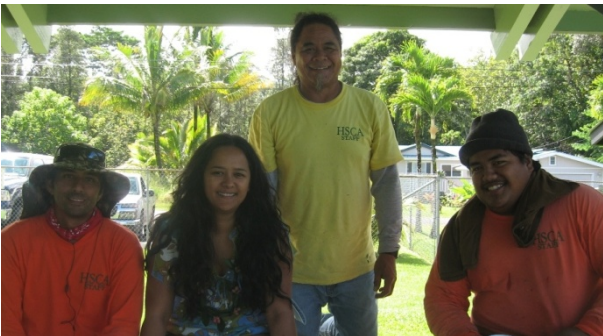
The **Community Relations Committee** sponsored a successful **Swap Meet** in August this year at Maikoiko Park. It was well received! **Water aerobics and fitness classes** continued free to members under the guidance of seasoned instructor, Suzan Thompson Forrest held in the HSCA pool and at Maikoiko Park. A **Sunday Afternoon Jazz Concert** Nov, 6<sup>th</sup> was enjoyed by members and community raising over \$300 for our facilities. Special thanks to member and pianist Mark Mallory for arranging the band which included guest artist Bill Noble.



Jazz Concert: Mark Mallory, Bill Noble, Steve Bader, Adam Key

## Staffing Update

This year saw changes at HSCA in terms of our staff. The Board restructured to create a supervisor of maintenance and an office manager to ensure adequate attention was paid to both activities. As such, the position of Director of Operations and Management ceased to exist as of Oct. 31<sup>st</sup> and **Ms. Candace Martin**, who served in that position for several years, left to pursue other opportunities. We will miss her expertise! **Ms. Athena 'Pake' Asuncion** opted not to consider the new office positions and after 20 years bid the HSCA office farewell. We will miss her extensive knowledge of HSCA history!



Nov. 15<sup>th</sup> Appreciation Lunch: James, Athena, Sheldon & George

After a competitive recruitment that attracted 300+ applications, HSCA hired Maintenance Supervisor **Ronald 'Jake' Jacobsen**; Office Manager **Kathy Marchese**; and Clerical Assistant **Rose Munday**. Our maintenance crew of **Keoki, James, Sheldon, and George** are still working hard through this transition (and lots of rain - yikes!) and we thank all employees for their great team efforts!



New Staff! Rose Munday, Jake Jacobsen, Kathy Marchese

## Member Survey

Originally proposed by member Erica Johnson, the Board conducted a **member survey sent with the mid-year mailing**. With over 170 responses (~15% response), results show that 64% of responding members support having non members pay a fee for pool use which would help offset maintenance costs. Sixty-one percent supported pursuing a cell tower behind Maikoiko Park to improve service for the entire community while providing revenue for HSCA. Members recommended uses for the Hawaiian Shores Community Center, aka "the Stables", once renovated, such as an event venue and swap meets. A dog park at Maikoiko Park was widely supported. A majority, 57% of respondents, supported community work days. Many owners expressed concerns about escalating water bills and annual assessments, as well as infrastructure decline.

## By-Law & CC&R Proposed Changes

We were fortunate to have a hard working By-Laws Committee chaired by Pat Kellogg and a very proactive Architectural Committee, chaired by architect Dick Munday. Together both committees combed through our existing **By-Laws and Code, Covenants and Restrictions (CC&Rs)** to propose some very important changes that restore more power to the membership, correct misalignment with our Articles of Incorporation, and provide for a modernization of our antiquated Design Review process to work more smoothly for future home builders and renovators. It is important to keep our governing documents up to date and aligned with government regulations so please take the time to review the proposed changes and **VOTE!**

## ! IMPORTANT ANNOUNCEMENTS !

As the USPS is on the verge of bankruptcy, we're very concerned that members' **ballots be submitted on time** (mailed ballots **MUST BE RECEIVED by Jan. 19, 2012 and mailed to the League of Women Voters, PO Box 665, Hilo, HI 96721**. If you lost your ballot or didn't receive it, visit the HSCA office to obtain a blank ballot and signature card. Remember you **MUST have a signature card on file with HSCA for your vote to count!!!** You may reach the HSCA office at (808) 965-8140 or by email [hsc@hawaii.rr.com](mailto:hsc@hawaii.rr.com). Ballots and signature cards may be submitted in person at the Annual Member Meeting on Jan. 21, 2012, 9:00 AM at 15-2782 Honu Street. Bring picture I.D. with you. Please attend!

Visit our website, [www.hawaiianshores.org](http://www.hawaiianshores.org) for announcements on rule changes at our parks, minutes of board meetings, By-Laws, and CC&Rs.

*We wish everyone **Happy Holidays**. Please remember to keep an eye out for your neighbors, especially those who are away. Thefts escalate this time of year so watch out and report suspicious activities to the police! Healthy communities join hands and work together!*