



PHCA Newsletter

Princeville at Hanalei Community Association

~ Autumn 2005 ~

President's Message

John Gordon, President

Many thanks to all of the Princeville at Hanalei Community Association [PHCA] members for taking the time to vote in the 2005/06 Annual election. Thank you also to those who attended the 10/29/05 Annual Meeting. You re-elected Tom Bartlett to the Board of Directors and also elected Chris Spencer, our newest Board member.

Thanks also to PHCA Candidates Victoria Bordignon and Gertrude Long for their interest and enthusiasm in the Princeville community. Both are active in the community. Gertrude, as you may know, has served on the PHCA Board for three years and remains on the PHCA Community Design Committee [CDC]. A special Mahalo to Gertrude for her volunteer services to the Association and its members.

At the annual meeting a question was raised concerning the balloting process. The question: Are the ballots secret? The answer: The ballots are not secret and this procedure is dictated by Hawaii State laws on balloting for organizations such as the Princeville Community Association.

I am very pleased to announce that the two provisions related to construction of our new Community Center and office facility were approved. The positive vote was approximately 85%. Your Board is proceeding with the facility, and a committee to over see various aspects of this project will be formed. As members, you will be provided with periodic updates and status as the new facility project progresses.

During the recent annual meeting, attendees expressed an interest in the status of construction in Princeville Phase I. A

quick update on this topic is: There are a total of 771 house lots. At present, 628 lots have homes constructed on them, and there are 48 lots with approved construction plans; and 37 homes are under construction. A total of 106 lots remain vacant.

For multi family lot sites, there are a total of 33 lots, 26 of which have completed projects; 3 are under construction and 4 are in the review or pre-construction process. From October of 2004, to present, the CDC had approximately 50 new single family construction projects; 12 single family renovation/new additions projects, and for multi family properties, 3 were new construction and 3 others had additions and/or renovations. This was certainly a major workload and we commend the CDC for their continued hard work.

One of the most popular subjects here is the status of the feral chickens in Princeville. The Princeville Operating Company has advised us that they are instituting an aggressive program to control the feral chickens at the shopping center and golf courses. Please do not hinder this effort by feeding the chickens or in any way interfering with the program. Most agree, I am sure, that it is clearly in the best interest of the community to control the feral chickens.

Aloha and mahalo for your continued support for your Association, its staff and your Board of Directors.

PHCA Patrol
Is available 24 hours a day
Seven days a week.
For Assistance call: 808-826-6181



**Community
Design
Committee**
**K. Blake,
Administrator CDC**

Aloha Princeville Property Owners!

As you can see, construction in Princeville continues to be very active. We are thankful to our hard-working volunteer members and alternates on the Community Design Committee (CDC) who put in a tremendous amount of time and effort to help maintain and improve the high standard and quality of homes and remodels in Princeville.

Out of 771 single family residence lots in Princeville Phase I, only 106 vacant lots are remaining, with some of these vacant lots currently in the design review process. Some of these remaining lots are the more difficult topographical lots, which require a creative approach to new home designs, while keeping within the criteria and guidelines of the CDC Rules. The Administrator and CDC are always happy to work together with the homeowner and architect whenever assistance is needed on any design or proposal.

As always, we wish to extend our thanks and appreciation to the property Owners in Princeville who make our jobs easier simply by abiding with the PHCA Protective Covenants and CDC Rules. Remember, any and all changes or additions that affect the exterior appearance of Princeville properties, require the prior review and written approval of the CDC. If in doubt if something requires approval, taking a few minutes of your time to call us at 826-6687 can save time, expense and disappointment. We're here to help!

PHCA Website

For all sorts information about your
Community Association,
take a look at:

www.pcaonline.org

You will find the PHCA Rules, Covenants,
CDC Guidelines and much more!
All data can be easily downloaded.

Amendments to the CDC Rules

CDC Rules, Section VIII, J. Variances

The CDC has the power to allow reasonable variances to the CDC Rules and Design Criteria to overcome practical difficulties, provided the following conditions are met:

- ? The reason for a variance is to be accompanied by sufficient technical data from the architect and/or engineer involved with the project to clearly show that no other options are feasible. The information is to be presented in a clear and concise manner, so the CDC can render an informed decision.
- ? The CDC finds that the variance will not be materially detrimental to other properties in the community.

Variance requests lacking such data and information will not be accepted or reviewed by the CDC.

Please note the following amendment to the CDC Rules, Variances -

Notwithstanding the CDC's power to allow reasonable variances to the CDC Rules and Design Criteria, the CDC will NOT allow variances to any setback requirements in the CDC Rules and Design Criteria for any new construction. For the purposes of this Section VII, J. the term "new construction" shall include any new construction and any change or alteration to the exterior of an existing property that is commenced after June 28, 2005.

CDC Rules, Section VIII, 15. Air Conditioners

- ? Central air conditioners must be an integral part of the design. Units inserted into walls or glassed window areas are not allowed.
- ? Central air equipment must be screened from view of all other lots and common areas.
- ? No equipment will be permitted in front, side or rear yard setbacks or within 15 feet of adjoining properties.
- ? All exterior air conditioning equipment is to be enclosed and not to create noise levels in excess of 55 dB at the closest lot line.
- ? Air conditioned residences are subject to conform to the Hawaii Model Energy Code.

Please note the following amendment to the CDC Rules, Air Conditioners -

Air conditioning units shall be part of the building / site plan. Building plan should indicate a design solution for incorporating an air conditioner(s), even if it is not part of the initial construction contract. This amendment to the CDC Rules is effective June 28, 2005.

**Amended and Adopted by the
Community Design Committee**

Patrol Notes

M. Chandler, Patrol Supervisor

Drive-Bys Can Help Secure Your Home

When you go off island, it is always wise to completely secure your home. One way to help make your home more secure is to notify Princeville at Hanalei Community Association [PHCA] Patrol and request Drive-Bys during your absence.

A Drive-By simply means while Patrol is traversing through the community, specific observance will be given to your property. Patrol will be looking for any apparent changes from the way your property was when you left it, such as: opened windows or doors; lights on in rooms at night; strange vehicles parked in your driveway; etc.

If your home is a rental, either long term or vacation rental, you need to notify the PHCA Administration Office and/or Patrol with information. Specifically, let us know who the rental agent is and how we may contact them. Call: 826-6181

Important! If you go on vacation and leave pets at your home, please be sure to inform Patrol of the name, address and phone number of your pet caregiver. A simple call to Patrol with this information could mean saving the life of a beloved pet. Call: 826-6181

Homeowners Are Responsible for Parking

Homeowners, kindly remember that you are responsible for service people, landscapers and contractors who have vehicles and are working at your property.

Please inform these people they must park on YOUR lawn or the road shoulder adjacent to YOUR property, while working at YOUR property.

Kindly remember, there is no parking on any roadway in Princeville at any time for any reason except emergency vehicles. The latter does not include service people, landscapers or contractors.

If you need help with any parking situation at any hour, please call Patrol: 826-6181

Speed Trailer / Speed Humps

The Speed Limit in Princeville varies from 10 mph to 25 mph, depending on the roadway

To help drivers remain aware of the speed limit, the use of a traffic speed trailer and speed humps have been implemented as traffic calming devices.

The speed trailer monitors traffic speeds and records them so the approaching driver can see at what speed he/she is driving. Likewise, the speed humps require drivers to slow their vehicles, and therefore, is a reminder to travel at the posted speed.

These traffic calming devices are implemented for your safety! The PHCA is deeply concerned for not only the safety of the driver but that of our children, adult pedestrians and bicyclists as well.

Please practice safe driving manners at all times, and particularly while driving in Princeville. If you see someone speeding, get their license number and call Patrol immediately at: 826-6181.

WHAT'S GOING ON BEHIND THE GREEN FENCE IN PHASE II?

There will soon be new home sites in the area referred to as *The Greens*.

Construction is proceeding on a new 36 lot single family subdivision. The home sites will average 15,000 square feet and back onto the Prince golf course.

Construction is scheduled for completion in early 2006. When completed, Emmalani Drive will be extended from the fountain, along with the walk/bike path, almost to the old Kuhio highway, which leads to the Prince Clubhouse. In the interim, the realigned temporary walking path will remain open.

Princeville at Hanalei Community Association (PHCA)
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Patrol: (808) 826-6181
Website: pcaonline.org
e-mail: pcainfo@pcaonline.org



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FAQ **FAQ** **FAQ** Frequently Asked Questions

Q: What are the hours for recycling at Prince Albert Park?

A: Weekly on Wednesday and Friday from 9 a.m. to Noon. For more information call 241-5112 or log on to: WWW.kauai.gov.

Q: Who do we call for water in Princeville?

A: Call Debra at Princeville Utilities—826-3180.

Q: Do I need approval to remove or trim trees on my property?

A: Yes, you need approval BEFORE any tree removal. Typically, the Administrator CDC can meet with you at your property within a day or two of your call, and can let you know right away if the tree may be removed, then written confirmation will follow. Don't schedule a date with the tree removal company until you receive verbal approval by the Administrator!

Moderate pruning or trimming of trees and bushes do not require approval, however, if the tree is pruned excessively, just leaving a stump in the ground – this is considered tree removal, and must be approved.

Q: Who picks up trash/refuse; when do they pick it up and what are the requirements, and how do I get service started?

A: Trash/refuse is picked up by the County early each Monday morning. Refuse may be contained in plastic trash bags or cans, but is limited to four 32 gallon containers. Green waste, construction materials, or containers that have maggots will not be picked up. Call the County of Kauai at 241-6636 to enable your trash pick-up service.

PHCA
2005/06 Board of Directors

John Gordon, President
Robert Doyle, Vice President
Ruth Marvin, Secretary
Tom Bartlett, Treasurer

Chris Spencer,
Director at Large