



PRINCEVILLE COMMUNITY ASSOCIATION JULY 2000 NEWSLETTER

PRESIDENT'S MESSAGE

This is an update to keep you informed of activities in our community, and specifically in the Princeville-At-Hanalei Community Association.

The Princeville real estate market is extremely active. Vacant lots are rapidly filling up. With increased population, our Association services are being more heavily used while our revenue base remains the same. Please join me with a big Mahalo to our budget committee for sharpening their pencils to keep assessments stable.

Princeville Corporation has turned over the remaining green belts to Princeville Community Association at no cost to us. Thank you Mike Loo and Thank You Princeville Corporation for this wonderful contribution.

After many meetings, lots of community feedback, and legal review, our new rules were implemented in February. Copies were sent to all owners, their identified renters, all time-share offices and realtors. The rules are basic common sense things that keep our community looking good and preserving the property values.

Unfortunately, a few owners and renters have chosen to ignore these rules and have put an extra burden on our office staff, our volunteer board members and in some cases, our Kauai Police Department.

1) Dog owners are letting their dogs leave their waste on Community property, in other people's yards, and in general becoming a health hazard to our community environment. There have also been several dog attacks on people and other dogs. Requiring dogs that are in public, to be on a leash and picking up their waste when taking them for a walk is not just a Princeville rule, it is also a Kauai County Law. Violators are being ticketed when a warning does not correct this behavior. More attention is needed by dog owners and we will persist to correct the problem.

2) Parking on lawns, storm drains and other owner's lots has also resulted in the need to issue courtesy reminder notices and in some cases levy fines. Not a pleasant thing for anyone, but necessary.

Cont'd on page 2



MEET YOUR NEW GENERAL MANAGER

The Board of Directors are very pleased to welcome our new General Manager, Rohit Mehta.

Rohit comes to us with a PhD in Chemical Engineering and 20+ years of high management experience.

Please join the board in welcoming Rohit to our Organization and Team. If you get the chance either visit, phone, write or email him to extend your warm Aloha.

KAUAI POLICE DEPARTMENT COVERS MORE STREETS !!!



With a lot of extra effort from our past General Manager, Randy Johnson, we were able to get the Kauai County Council to consider and pass an ordinance allowing the KPD to patrol all of our major roads and enforce traffic violations when they occur. Speeding and running of stops signs has endangered our children as well as our walking and jogging citizens.

Our Kauai Police are more visible and they **are writing tickets**. Nationwide, more pedestrians are killed each year than people in automobiles. We certainly want Princeville to be a safe community so keep your speed down and watch those traffic signs!



COMMUNITY DESIGN COMMITTEE

Please remember that all changes to your existing home, a new home and landscaping must be presented to the Community Design Committee for approval. Our CDC facilitator, Marc Pomerleau can be reached at the PCA office.

President's Message Cont'd.

3) Lockout rentals in our R-1 residential neighborhoods have continued to produce neighbor complaints. These lockouts present parking and general nuisance problems to surrounding neighbors. These too are against County laws as well as Princeville's CC&R's. This is an emotional issue for some people who have depended upon these lockouts for extra income, as well as renters who are looking for a place during a very tight housing market. There are not a lot of them, and we have empathy for owners and renters alike, however, the R-1 zoning must be uniformly enforced. If there are others that are contemplating a lockout rental in a R-1 zone, please take note that enforcement of our rules and County law, as unpleasant as it may be, will continue.

On these issues, we highly commend our patrol staff, our General Manager, and our office staff for their good judgment in dealing with these potentially volatile situations. It is not an easy job, but they do it well.

Our board meetings are being held the **third Thursday of every month**. The meeting place is the **Lehua Room at the Prince Clubhouse at 2:00 PM**. Please feel free to join us whenever your are able. Your participation is always welcome. If you have a matter that you want on the agenda, please let the office know a minimum of ten days prior to the meeting. Check our new web page pcaonline.org or bulletin board for any change in meeting dates and time.

Bob Nesti, President



SURVEY: Please take a minute of your time and give us your feedback on the enclosed survey form. Also remember that your Board Members and all other Committee people are comprised of volunteers. More volunteers are always needed and welcomed.

BOARD OF DIRECTORS:

Bob Nesti, President
Donna Apisa, Vice-President
Robert Lanier, Secretary
John Gordon, Treasurer

We are currently in need of board members. If you are interested in being on the board please contact any of the above Directors or Rohit Mehta, General Manager.



**THE PCA OFFICE HAS CHANGED
IT'S WEB ADDRESS. PLEASE
CHECK OUT OUR NEW SITE AT:**

pcaonline.org

Email—pcainfo@pcaonline.org

Tel. 826-6687 Fax 826-5554 Patrol 826-6181

TREASURER'S REPORT by JOHN GORDON

First, I would like to join with the rest of the Board in sending a big Mahalo to this year's Budget Committee. The Committee members are Raeanna Carter, Elmer Snyder and board member Bob Lanier. President Bob Nesti also attended and participated in several of our Committee meetings. The Committee reviewed the FY-1999/2000 budget and compared the projections for the FY-2000/2001 as provided and recommended by the General Manager. The goal of the committee was to keep the assessment as low as possible and yet still meet the needs of the PCA.

During the year PCA assumed ownership of additional property including three greenbelts, Woods lot #19 and the streets and cul-de-sacs in the Sunset and Mili Makani subdivisions as well as O'u Place. This resulted in a reduction in the amount of assessable square footage and also increased the maintenance workload somewhat. However, with cost savings instituted by the General Manager and a sharp pencil the Budget Committee was able to keep the assessment near last year's level. Last year the assessment rate was \$0.033 per square foot and this year the assessment has been set at \$0.035 per square foot—an increase of \$0.002 or two-tenths of a penny. The average assessment for the previous eight years was approximately \$0.032 per square foot.

Again, Mahalo to the Budget Committee.



A FRIENDLY REMINDER: Dogs off of your property must be on a leash at all times and waste matter picked up. This is a County Law and PCA rule. The PCA Office has mutt-mitts available.