



# PHICA Newsletter

## Princeville at Hanalei Community Association

~ April 2001 ~

### The President's Message

by Donna Apisa, with warm Aloha!

Princeville is rapidly growing, as is the entire Island of Kauai. With growth comes change and the need for long-range planning. We are no longer Hawaii's "best kept secret" that sprouted in the 1970's from 1,000 plus acres of ranch land and Harry Trueblood's vision of a luxury golf destination.

Today we have a flourishing five-star Princeville Hotel operated by Sheraton, 17 condominium properties, 4 timeshare projects, 548 single-family residences, with another 23 under construction. The residential lots are 71% built out.

We still have undeveloped land consisting of 2 hotel sites, 4 condominium sites and 202 residential sites. Additionally, Phase II is beginning to be developed.

We will soon be initiating a long-range plan for the Princeville Community, and we are interested in your input. What is your five or ten year vision? Where should our focus lie? What should our capital improvements for the future include? Please keep in mind that our dues paying membership includes both full-time and second home residents, long-term and vacation rental owners, timeshare owners, investors and the hotel. It includes the young and the not-so-young at heart.

Your input is encouraged and welcome. If it's a concern you want to express, please also offer your proposed solution.

Please e-mail, FAX or write to the Princeville Community Association at the address shown on this newsletter. We look forward to hearing from you!

### A New Princeville Community Center / Facility

We are in the process of looking at the feasibility of constructing a Community Center that would also house the PCA office and maintenance facility.

This facility would be built across Emalani Drive from the library in Prince Albert Park, and would have space available for the community to use for meetings, gatherings, social events, teaching classes, etc.

The survey that we had conducted last year indicated that there was an interest among some of our members for such a Community Center. Additionally, as our community grows, our office/maintenance space requirements have increased. This year the PCA office rental costs have increased by 25%. We anticipate that these costs will continue to increase over the coming years. In addition, we anticipate to start paying rent for the land used for our current Maintenance facility. This has prompted the Board to research constructing such a facility.

We are preparing preliminary plans and budgetary costs to present to all our members for feedback and input. Watch for more information on this subject in the near future!

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## Information about Lot 37



On February 14, 2001, a number of property owners filed a First Amended Complaint in the Fifth Circuit Court against Princeville Corporation, Princeville at Hanalei Community Association (the "Association"), William H. Stolz and Carroll L. Stolz (the "Stolzs"), and unidentified defendants.

The lawsuit is known as Joseph Halligan, et.al. v. Princeville Corporation, et.al., Civil No. 01-1-0031, Circuit Court of the Fifth Circuit Court in Lihue.

The lawsuit concerns Princeville Corporation's transfer in 1995 to the Stolzs of a 20 acre undeveloped property known as Lot 37 which adjoins the Stolzs' residence.

The Complaint alleges that Princeville Corporation improperly transferred Lot 37 to the Stolzs prior to a time any such conveyance could be made under a 1993 Agreement between Princeville Corporation and the Association.

The Complaint further alleges that the transfer was also improper because the property

was transferred without certain restrictions on the development or use of Lot 37.

The Complaint names the Association as a defendant based on an allegation that the Association refused to bring the lawsuit against Princeville Corporation and the Stolzs and thus, the individual owners had to file the lawsuit in their individual names and on behalf of the Association.

The Complaint also alleges a 1998 Agreement concerning Lot 37 between Stolzs and the Association is invalid.

The Association is being defended in the lawsuit by Lissa H. Andrews of Chun & Nagatani, who was appointed by the Association's director's and officer's liability insurance carrier.

The Association has not yet been served with the Complaint and no further action has been taken in the lawsuit.

A copy of the Complaint is available in the Association Offices for any owner's review.

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## The Princeville Community Association Website

by Mike Taylor, Director and volunteer webmaster

If you have a personal computer and access to the Internet, then you have easy access to a world of information about the Princeville Community Association at our website - <http://www.pcaonline.org> The information is divided into several categories:

- **Welcome!** - appears when you first access the web site.
- **Who We Are** - identifies the PCA staff and members of the Board of Directors.
- **Bulletin Board** - provides dates, locations, and times of planned Community and Community support events.
- **PCA Documents** - contains the Articles of Incorporation, By-laws, Rules, Board of Directors minutes, PCA Newsletters, Community Design information and more.
- **Other Info** - provides links to additional information about Kauai and Princeville including maps of Princeville.
- **Contact Us!** - shows the PCA mailing address, telephone numbers, and e-mail addresses.

Simply run your cursor (mouse arrow) down the information index and find the answers you need at anytime of day or night. Ask a question, formally state a concern, or request assistance - all can easily be done by sending an e-mail note to the Association.

It's so much easier to get current information about your community while sitting in your home than while standing at the bulletin board outside of Foodland (and you will get much more information) or waiting for the PCA offices to open. If you live remote to Princeville, the PCA website certainly is your best source of information about your favorite place, a part of paradise.

The PCA web site is at Internet address <http://www.pcaonline.org> . It's there to provide the most current information to you.

## Frequently Asked Questions

**Q:** *Where is the hurricane/disaster shelter for Princeville residents?*

**A:** Per Clifford Ikeda, Civil Defense located at 4396 Rice Street, in Lihue [241-3733], the Kilauea Neighborhood Center and a few rooms at the Kilauea Elementary School are the designated shelters for the north shore; this shelter will not be able to handle the number of people on the north shore; the Kilauea Gym has not been designated as a shelter; Kapaa shelters are too far away for north shore residents to reach in the time of a disaster; and the Legislature has not yet addressed the Hurricane Shelters, Senate Bill 585. Spokespersons for this bill are Mr. Sakamoto and Ms. Isa.

**Q:** *Golf I.D.'s-Who can get them? Where do I get them? How much do they cost? What are they good for? What are the golf rates?*

**A:** Per the Princeville Golf Club [826-5010], only those who own property in Princeville may receive Golf I.D.'s. That means, only those whose names appear on the property deed may receive Golf I.D.'s from the offices of the Princeville Community Association located in the Princeville Center. The cost per person is: \$15. Those having a Golf I.D. are eligible to receive the preferred golf rates: Makai Course-\$42.00, or the Prince Course- \$65.00. No other discounts apply. Golf I.D.'s are not available to Timeshare Owners.

**Q:** *What do the PCA Association Dues pay for?*

**A:** The dues are budgeted for the maintenance of PCA owned common areas, e.g. roads, parks, walk/jog paths, enforcing the Protective Covenants and Rules; staffing the Patrol, Maintenance and Administration departments; and expenses normally incurred, e.g. insurance, legal costs, annual audit, etc.

**Q:** *When and where will the next Plastic Recycling Collection take place?*

**A:** Recycling dates are: 4/7/01, 7/14/01 and 10/13/01, from 9 a.m. to 1 p.m. each day. The locations is: Prince Albert Park in Princeville. If you wish to volunteer your assistance call: Maurizia [635-8049].

**Q:** *Where is the Princeville Library, what are library hours and what is the phone number?*

**A:** The library is located at 4343 Emmalani Drive, directly across from Prince Albert Park. It is open on: Tuesday, Thursday, Friday, and Saturday from 9 a.m. to 5 p.m., and on Wednesday from Noon to 8 p.m. The library is closed on Monday and Sunday. The phone number is: 826-1545.

**Q:** *Who picks up the trash/refuse; when do they pick it up, what are the requirements, and how do I get ser-*

*vice 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.

**Q:** *Why do dogs have to be leashed?*

**A:** Dogs must be leashed (unless they are on the dog owner's property and are contained in the yard area) per Kauai County Leash Law. The PCA supports all County Laws and will work with KPD to uphold them. KPD is called whenever a dog is roaming without a leash. KPD does respond, and does issue citations and fines for non adherence to the County Leash Law in Princeville.

**Q:** *Why do we have speed bumps all over Princeville?*

**A:** The reason for speed bumps and raised crosswalks is simply for safety and to slow down speeders for safety sake. Residents and visitors have not observed speed limits posted on the Princeville roads. Speeding vehicles put both our minor and adult pedestrians in danger. The PCA considers the welfare of residents and guests and would prefer to use this preventative method to help solve this problem.

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## The Laysan Albatross

*~ Be Concerned ~*

We are now in the Laysan Albatross baby chick season. Chicks start hatching in early February and are in Princeville until July when they begin to take flight.

The parents, who mate for life, feed and care for their young at night, but leave them alone during the day. The chicks are not abandoned, however, during the absence of the parent, they can become easy prey.

We ask that residents who own dogs and/or cats be responsible pet owners by ensuring their pets do not disturb the baby Albatross chicks. The Kauai County Stray Animal Ordinance states that pets must be confined to the pet owner's property, and when off property, dogs must always be leashed.

Please do appreciate and enjoy these beautiful birds - but do it from afar! Take care not to approach or allow your children to approach, the nest or any area in which the adult or baby Albatross may be.

Please also be concerned enough to kindly inform tourists and/or guests that the adult Albatross and their chicks may not be disturbed!

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## CDC on Spring Landscaping

by Marc Pomerleau, CDC Facilitator

***Princeville keeps looking better and better! Many homeowners are landscaping and gardening, and so many wonderful looking properties are a bloom with indigenous and tropical plants!***

Several of these gardens have been professionally planned, while many others were done by the enviable green-thumbed owners. What they all have in common is, they have gone through the Community Design Committee review and approval process.

This process is very simple, and so are the goals that are in place to make certain that:

The proposed landscaping does not encroach on the setbacks or on neighboring lots;

New residents who might be unfamiliar with the growth pattern of certain plants and trees do not inadvertently plant something with a large and destructive root system close to their home or drainage swales;

The proposed plants will not cause damage to neighboring properties.

If you are a "do-it-yourselfer" gardener, the PCA office can usually supply a site/plot plan of your lot for your use while planning that magic garden.

As your CDC Facilitator, I am always happy to meet with homeowners at their property site and help locate property lines, setbacks and even assist in sketching your gardening plans.

After the plans have been completed, they are reviewed by the CDC Committee, and once approved, you can dig and plant to your heart's content! Give me a call and I will give you a hand.

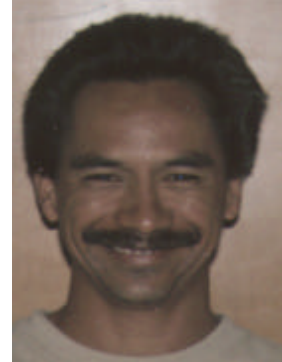
Note: To reach the CDC Facilitator, call: 826-6687.

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## PCA Celebrates Ten Years with Pio Chandler

***The Princeville Community Association was fortunate when Pio Chandler came to work as a maintenance person ten years ago.***

Pio's interest and enthusiasm for plants and flowers are great assets equal only to his talents and abilities for landscaping design. His work-days are spent helping to improve and beautify our community.



During his tenure, he has watched Princeville grow; he has interfaced well with residents; and assisted new homeowners whenever possible. Pio was immediately recognized as a dedicated, reliable worker. and he soon became the Maintenance Supervisor for the PCA - a position which he currently holds.

Pio is married and lives with his wife and two children - a 12 year old girl and a 7 year old boy. He makes his home in Anahola, where he enjoys family life, gardening and fishing.

Pio has a love for animals and baseball, but what most people may not know, his true love is art. He is a talented aspiring artist who has worked in many mediums, including oils, and sculpting. A personal goal for him is to eventually pursue a career in art.

While very serious about his work and his goals, Pio's personal philosophy regarding attaining success in life is to exercise patience and be happy! Anyone who knows him, knows that Pio is very much a success!

The PCA Board and Staff members congratulate Pio Chandler on his ten year anniversary! Mahalo, Pio, for an outstanding ten years, and a job very well done!

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## About Vehicle Safety in Princeville-How You Can Help!

by Merrilee Chandler, PCA Patrol Supervisor

The safety of our residents, our children, and our guests is an on-going concern for the PCA Board members and the Patrol personnel. There are State and County Laws, and also the PCA Rules that apply to the safe operation of motorized vehicles, including cars, trucks, bicycles, motorscooters, motorcycles, mopeds, scooters, and also roller-blades and skateboards. These laws / rules are enforced for safety reasons! It may well be that we can improve the safety for everyone by adhering to these laws / rules rather than viewing them as "restrictions".

State and County traffic laws apply to people riding bicycles, motorscooters,, motorcycles, mopeds, skateboards, scooters, rollerblades and other "play" vehicles in Princeville.

Per State law, proper bicycle illumination is essential. Lamps and at least one 4" square red reflector are required for the safety of the bicyclist.

When biking during early morning or night time hours, motorists and other bicyclists cannot see you if your bike is not equipped with appropriate illumination. A bicycle and/or its rider may be equipped with other lights and reflectors in addition to those required.

County Traffic Ordinances specify that all bikes must be equipped with a license (sticker) that must be plainly visible from the rear of the bike. Bikes must always be either parked upright, in bike racks or against a building to afford the least obstruction to pedestrians. Helmets are required for individuals under 16 years of age.

**Note:** In Princeville, per PCA Rules, all bicyclists using the Walk/Jog path must yield to the right-of-way to any pedestrians and must be otherwise operated in a prudent manner at a reasonable speed at all times. All other parts of the rules reflect State and County requirements.

*(Continued on page 6)*

----- fill out, tear off, mail in-----

### Let PCA Use Your E Mail!

In consideration of the increasing mailing costs, PCA would like to e-mail certain informative items to you. If you would like to receive PCA Newsletters, Budget information, and/or other general information via e-mail rather than via the Post Office, please complete and return the permission form below to: Princeville Community Association, PO Box 223277, Princeville, HI 96722.

#### Permission Form

By my signature below, I hereby give my permission to the Princeville at Hanalei Community Association to use my e-mail to provide me with the aforementioned information. I understand I am assured my e-mail address will be used for this purpose only and will be kept confidential.

My e-mail address is:

\_\_\_\_\_  
Please print clearly and exactly how you e-mail address appears - example: pcainfo@pcaonline.org

Signature: \_\_\_\_\_

Print your name, mailing address, and phone number below

\_\_\_\_\_  
complete name

\_\_\_\_\_  
mailing address

\_\_\_\_\_  
city, state and zip code

\_\_\_\_\_  
phone number

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County traffic ordinances require that anyone operating a motorscooter requires a current drivers license, proof of insurance and must wear eye protection. Likewise, the operator of a motorcycle requires all of the above, plus must wear a helmet if under 18 years of age. Riding two abreast on either of these types of vehicles is prohibited by law. Also, anyone riding a moped must have a drivers license, and wear eye protection.

The County traffic laws also specify that the use of scooters, rollerskates, rollerblades and skateboards (or other "play" vehicles) on any roadway is prohibited. The Kauai Police Department (KPD) will stop, cite and confiscate these vehicles whenever they observe them being operated on the roadways.

**Note:** The Princeville Rules are clear that NO skateboards are permitted on the walk/jog path, or on any Princeville roadway, common areas, or any other property under the auspices of the Princeville at Hanalei Community Association.

#### **Rumor**

A popular rumor has been that KPD cannot enforce traffic laws in Princeville. This is a myth. While Princeville is considered to be "private property", all traffic laws do apply to our roadways, and KPD does patrol our roads. They will ticket those people in violation of the laws.

#### **Community Ideas Count**

As a community, we sometimes feel inundated with laws, however, Princeville is continuing to grow, and all vehicular traffic is continuing to increase. We need to consider that the laws and rules are in place because of those individuals who choose to disregard the safety of our residents, our children and our guests. We encourage everyone to take a positive attitude about traffic laws / rules by making efforts to seriously obey them. We also encourage everyone to think about solutions that allow us to continue to generate a safe environment, yet create areas in which our children can safely play.

#### **Your input is always desired.**

The safety of our residents and guests is important. The safety of our children is precious. If you have ideas aimed towards creating a safer play area, please let us hear from you Put your ideas in writing

and either mail or FAX them to: Merrilee Chandler, at the address / FAX number shown on the cover of this newsletter.

#### **Special Mahalos!**

A big MAHALO to all those residents who have worked diligently and have willingly assisted Patrol, and have also helped to keep the walk/jog paths and roadways safe!

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## **Residents Please Be Aware!**

### **Vandalism is Occurring!**

In recent weeks, a rash of vandalism to street signs, vegetation in certain areas, and in Prince Albert Park restrooms has been reported.

The vandalism has included systematic damage to the lighted street signs, continuous destruction of vegetation planted as a barrier to prevent vehicular traffic from entering vacant lots, and fires being deliberately started in the public restrooms at the park. Each of these are criminal activities.

In several incidents, the culprits have been discovered by Princeville Patrol and appropriate action has been taken. However, without your assistance, some individuals continue to vandalize your property.

Residents, please be aware! The property being vandalized belongs to you! Repairs are costly and the money required to make repairs comes from you.

If you suspect or witness any individuals damaging, destroying or otherwise vandalizing YOUR property on the common elements, call Princeville Patrol [826-6181] and/or Kauai Police Department [911] immediately!

Mahalo for any assistance you can provide!

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### **~ Reminder ~**

The new Post Office is open!  
It's in the Princeville Shopping Center  
in front of the Bank of Hawaii.  
The hours are 10:30 a.m. to 3:30 p.m.  
Oh yes, don't forget to change your  
Post Office Box Numbers!

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## **Princeville Community Association**

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