



# PCA Newsletter

## Princeville at Hanalei Community Association

~ July 2002 ~

### President's Message

by Donna Apisa, with warm Aloha!

Aloha from Princeville! As we talk about long-range plans for Princeville, many questions come before the Board of Directors. Some of these include:

- Is it time for Princeville to have street signs?
- Should we install walk/jog paths along all Princeville streets?
- Are there too many or not enough "raised crosswalks?"
- What can we do about speeding vehicles?
- Can we eliminate unleashed animals on the loose?
- Do we need a community meeting hall? If so, where and how do we fund it?
- Should Princeville Phase I consider "merging" with Phase II?
- Would shared maintenance of the entrance fountain be reasonable?
- Are our Architectural Guidelines out-of-date?
- Is more playground equipment needed in our parks?
- How do we maintain service and curtail costs with our growing population?
- Will a substantial dues increase be necessary in the future?

If you would like to take an active part in charting the course of Princeville, please consider running for the Board of Directors.

Our annual meeting is approaching in October and two of the five seats are up for election. Please email or phone Rohit Mehta, General Manager, or Donna Apisa, President of the Board, if you are interested in being a Board Member or want to express your views on

any issue. Your input is welcome and encouraged. Mahalo nui loa!

### Stay in Touch with Your Investment in Princeville

by Bob Nesti, Director

The financial markets are in chaos. The good news is that your investment in Princeville is doing well. Home and property prices are at an all time high.

Now is the time for every owner to take an active interest in the Princeville at Hanalei Community Association and commit to protecting their investment.

Not everyone has the time or inclination to be a board member or even follow the day-to-day operations of their Association. The sad fact is that less than 50% of our owners take the small amount of time, once a year, to vote for the board members that make important decisions that influence their property.

How much effort does it take to read each candidates' biography, mark the ballot, then put it in the prepaid, self-addressed return envelope and send it in?

Stay knowledgeable, and stay informed. Your ownership is an important part of your portfolio.

If you live on Island, and have a few hours a month, please consider running for the Board. New elections will take place at our annual meeting.

If you choose to not be a volunteer, please remember to vote and take some time to review what is being done.

## Green Waste Recycling

by Mike Loo, Princeville Corporation

Green waste disposal is a problem on the north shore. Our community is growing like the grass and other greenery around us. As lots are cleared and more areas are maintained on a regular basis, the volume of green wastes continues to expand.

The Kauai North Shore Business Council, in cooperation with Princeville Corporation, the County of Kauai and the Community Economic Development Office of the State Department of Business, Economic Development and Tourism is proposing a pilot project, which would establish a green waste recycling program on the north shore. It is hoped that the effort would create a win-win-win solution for everyone. A portion of the green waste would be composted, and all of it would be ground up and recycled.

The goals of this effort are to establish a new enterprise thereby creating new jobs, create a convenient drop location to encourage proper disposal of green waste (i.e., instead of on back roads in isolated areas), help mother nature by creating useable and useful by-products (mulch and compost), and assist the County by reducing their need to haul. If everything comes together as planned it is hoped that the project can be underway before the end of the year.

## Hanalei Valley Lookout Scenic Stop Project Status

by Jason Yawaza

In October 2001, the Draft Environmental Assessment (EA) for a new scenic stop overlooking Hanalei Valley at a site along Kuhio Highway, about a ½ mile east from the existing Hanalei Valley scenic stop, was published for public and agency review and comments.

The new scenic stop will include an intersection with left-turn lanes, a parking lot and a visitor center that will feature cultural and environmental information about the valley and refuge. Once completed, the U.S. Fish and Wildlife Service (FWS) would accept and manage the facility.

Public meetings about the project were held on 8/29/00 and 11/2/00, at Hanalei School, and on 11/14/01, at the Prince Golf Club. About 50 agencies, community organizations and individuals provided comments on the Draft EA.

Currently, the Hawaii Department of Transportation, the Federal Highway Administration and FWS are in the process of completing the Final EA. Should the project move forward and funding secured, construction is anticipated to begin in 2004.

## Mahalo Princeville Dog Owners

by John Gordon, Board Vice President

We have noticed that more and more Princeville residents are now picking up after their dogs. All other residents, should be appreciative of this effort. In addition to being unsanitary, dog waste promotes localized breeding of the "dog dung fly (Musca Sorbens)".

These are the small pesky flies that are so annoying when we attempt to enjoy outdoor living in our community. The flies are particularly bad during the summer months— and, again, they breed in animal waste and are carriers of disease.

They have a flying radius of a few hundred feet; thus, if we keep our neighborhoods picked up this fly problem is minimized. The University of Hawaii has completed extensive research into the dog dung fly problem and has reference material on the Internet. To receive more information, check this website: [www.extento.hawaii.edu/kbase/urban/site/dogdofly.htm](http://www.extento.hawaii.edu/kbase/urban/site/dogdofly.htm)

Again, mahalo to those dog owners for picking up after their pets. If we all cooperate then Princeville will be an even better place to live.

## PHCA Maintenance Facility

Pio Chandler, Maintenance Supervisor

After 11 years, PHCA began refurbishment of the Maintenance Facility in May, 2002. The improvements will provide much needed space, safety and security.

As the Maintenance Supervisor, I am quite delighted about the improved facility, as it offers a well ventilated secure area for the landscape maintenance equipment; has abundant space for safely storing fertilizer and other liquid materials required in landscape work; as well as creating a bright and cheerful setting for the maintenance crew.

For the first time ever, there is room for an office with computer access for the supervisor. This allows timely completion of necessary reports, and preparation of maintenance schedules for the maintenance crew. In the adjacent area just outside the facility, there is now a dry and comfortable place where employees may have their lunch, and also a mini-nursery space for "starter" plants (for future use in the community) to be stored.

Refurbishment work is being completed by Roy Chambers, a well-known building contractor on the north shore. Expected completion date is by early July 2002.

## Community Design Committee (CDC)

Marc Pomerleau, Facilitator

The Starwood Project: Time Share resort developer, Starwood, is interested in purchasing the hotel / resort lot at the end of Wylie Road. The Princeville Corporation currently owns this lot.

Starwood has made a good will effort, by meeting with various owners groups within Princeville, to present their pre-conceptual development ideas, and to obtain feedback from the community. Special presentations were also made by Starwood to the PCA Board of Directors and CDC, as well as residents of the Paniolo, Ka'eoKai, Mauna Kai and Pua-manua condominium properties. The latter condo properties are located adjacent to Wylie Road. At present, Starwood is in its due diligence period.

Architectural Guideline: No one has to be told that Princeville has been experiencing a building boom these past few years. Presently there are 22 new homes under construction and 12 moving through the conceptual and preliminary phases of review. According to the developer of Princeville's latest multi-family project, Villas of Kamali'i, they will be breaking ground in the very near future.

Members of the Community Design Committee volunteer approximately 15 hours a month for meetings, review, site visits, and research. The members also spend an additional 15 hours or so a month working on the revision of the Architectural Guidelines. It is their hope that a clearer, more concise set of Guidelines will be beneficial for the continued planning and development of our community.

### Princeville Construction Status

<u>Unit</u>	<u>Total Lots</u>	<u>Homes Done</u>	<u>Under Way</u>	<u>Vacant Lots</u>
I	260	188	5	67
II	240	194	5	41
III	192	82	6	41
IV	143	106	6	31
Total	772	570	22	180

Percentage Complete = 74%

## Treasurer's Report

Mike Taylor, PCA Treasurer

The Princeville Community Association has a fiscal year that runs from each July 1st to the following June 30th. At the end of every May, a letter is sent to all Association members which details the budget for the coming fiscal year and the annual property assessment required to support that budget. The annual assessment billing is mailed at the end of June every year and is due for payment when received.

The process to determine the annual assessment is as follows. Every Spring, a finance committee is formed of members from the Community Association. Normally, a call for volunteers is made at the March meeting. If there are insufficient volunteers, the Treasurer will invite members he or she believes would be interested in being part of the finance committee. There is no compensation for being a member of the finance committee.

Once formed, the finance committee will meet with the Association General Manager and review financial detail - current budget, current spending level, projected full year spending, and estimated spending needed for the new fiscal year. The finance committee will make any changes it believes needed in the plan for the next fiscal year. The committee's work is done when a majority supports a spending plan for the coming year and the calculated assessment needed to support that spending. This year as well as last year, the vote was 100% in favor of recommending the financial plan (spending and assessment) to the Board of Directors.

The Board of Directors has final approval authority. This year as well as last year, the Board vote was 100% in favor of the financial plan.

The assessment for the 2002-2003 fiscal year is \$0.0379 per square foot of Princeville at Hanalei Community Association property owned, or \$379 for a lot size of 10,000 square feet. This is the same assessment as we had for the 2001-2002 year.

That relatively low annual fee pays for all the services needed to keep Princeville a very high quality community in appearance, security, and service to its members.

## Frequently Asked Questions

**Question:** What will I be able to see when I access the PHCA Website at

"<http://www.pcaonline.org>"

or

([www.pcaonline.org](http://www.pcaonline.org)) ?

**Answer:** The following information can be viewed on the PHCA website, maintained by Webmaster and Board member, Mike Taylor:

- A list of all PHCA personnel and Board Members;
- Board and CDC meeting schedules, Community and PHCA Events, and info relating to the Blood Drive, Recycle Schedules and Humane Society;
- All PHCA legal documents, including the Charter, Covenants, By-Laws, Rules and Legal Status Letter;
- Community Design Architectural Guidelines and related information;
- PHCA Board Minutes; published newsletters special presentations; and archived documents;
- Miscellaneous information pertinent to Princeville, Kauai and the State of Hawaii, including how to contact the PHCA.

**Question:** Other than calling the PHCA offices, how can I find out when regular Board meetings take place and what is on their agenda:

**Answer:** The Board of Directors regular meetings takes place on the third Thursday of each month. The meeting notice is posted 14 days before each meeting on the PHCA bulletin board near Foodland in Princeville Shopping Center, at the entrance of the PHCA administrative offices, and on the PCA website (see above). A tentative meeting Agenda is also posted at all locations approximately one week prior to the meeting.

**Question:** How are violation fines imposed on Owner's for continuing party noise / nuisance (including construction noise on days or hours during which construction is not permitted)?

**Answer:** Upon the First complaint, Princeville Patrol will issue a written "Warning Courtesy Reminder Notice (CRN)", stating that Patrol will check back in ½ hour to ascertain if noise / nuisance has been abated.

If noise is not effectively reduced after the half hour period, Princeville at Hanalei Community Association (PHCA) will notify the Owner of the property that he / she has been charged with a \$25 fine. Patrol will continue to monitor the noise every half hour, and if the problem continues, the property Owner will receive additional fines each time, as follows (fines are cumulative):

2nd CRN (1/2 hr)	=	\$ 25
3rd CRN (1 hr )	=	\$ 50
4th CRN (1½ hr )	=	\$100

Note: The total possible fine for one incident can equal \$175. The amount is automatically charged to the property owner, who is then duly notified.

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

**Answer:** Per the County of Kauai Civil Defense Agency located at 4396 Rice Street the Kilauea Neighborhood Center and a few rooms at the Kilauea Elementary School are the designated shelters for the north shore. These shelters will not be able to accommodate the number of people on the north shore.

The Kilauea Gym has not been designated as a shelter and the Kapaa shelters are too far away for north shore residents to reach in the time of a disaster. If you require further information, please call the Kauai Civil Defense Agency at 241-6336.

## Princeville at Hanalei Community Association

Location: Makai Golf Course Clubhouse, Poolside  
Mailing: PO Box 223277, Princeville, HI 96722  
Office: (808) 826-6687 / FAX: (808) 826-5554  
Patrol: (808) 826-6181

Website: <http://www.pcaonline.org>  
e-mail: [pcainfo@pcaonline.org](mailto:pcainfo@pcaonline.org)