

# Kalapana Seaview Estates Community Association

RR 2 BOX 4537, PAHOA HI 96778

www.kalapanaseaviewhawaii.org

2011



“Lighthouse Mom”, a Hawaiian Monk Seal

Photo by Nai'aRae Fox

*You are cordially invited to attend the Kalapana Seaview Estates Community Association's Annual General Meeting on April 3<sup>rd</sup>, 2011 at the Seaview Pavilion. Business Meeting starts promptly at 1 p.m. and will be followed by refreshments.*

## Letter from the President

Aloha,

This year has brought us yet a few more new homes and neighbors. With this growth Seaview has also experienced an increase in use of our Pavilion Park and bathrooms, thus the need to step up maintenance, cleaning, trash service, and vandalism prevention. Our mailbox center is now full to capacity. Our storage shed is full of tables and chairs. In short, Seaview is experiencing growing pains.

Mahalo to Kevin Horton and David Hoffeld for spearheading the resurrection of the west upper park. It is a good time for another functional recreation area. A special thank you to Jackie Symonds for taking the time to regularly sweep the cement at the mailbox center. We all benefit from Jackie's contribution. Thanks to those that have assisted in helping to have abandoned vehicles towed. This year we had an increase of homeowner's involvement at our board meetings. It is paying off. New ideas mixing with the old, our community will evolve.

I appeal to all residents to make our community growth a smooth experience. Slow down, say hi, wave, shaka — little simple things make huge differences. Just by taking every opportunity to be friendly, to recognize and show respect for each other, we can guide the direction of our community's growth.

Richard Valdez, President

**KALAPANA SEAVIEW  
FINANCIAL STATEMENT 2010**

**Financial Report**

Mark Wyatt, Treasurer

INCOME

Park Maintenance Fees	\$ 20,380.00
Transfer Fees	3,900.00
Late Fees	4,065.00
Donation	445.00
Interest Income	309.68
<u>Total Income</u>	<u>\$28,099.68</u>

EXPENSES

Front Park Maintenance	\$ 4,500.00
Upper Park Repairs	650.43
Playground Improvements	1,297.91
Upper Park Maintenance	450.00
Pavilion Supplies	813.28
Park Liability Insurance	3,168.17
Mailboxes	3,101.37
R.E. Property Taxes	300.00
State of Hawaii Fee	2.50
Telephone	370.04
Office Supplies	575.22
Postage	482.50
Minutes Preparation	142.70
Notary Services	30.00
AGM Expenses	25.75
AGM Food	412.15
Annual Newsletter	514.01
Accounting Services	674.18
Website	1,047.05
Holiday Dinner	72.10
<u>Total Expenses</u>	<u>\$18,629.36</u>

Balances as of 12/31/10

Bank of Hawaii Checking	\$7,630.10
ING Savings	32,194.50
A/C-Future Dues Paid	(600.00)
Mailbox Deposits	(11,000.00)
<u>Total Assets</u>	<u>\$28,224.60</u>

After years of keeping our Park fees the lowest in the State of Hawaii, our community faces challenges that resulted in the tough decision to increase our annual dues to \$50 per year. (This fee is still the lowest in the State for subdivisions with commonly owned property.) This will allow Seaview to accomplish all the park maintenance tasks and improvements our community needs and deserves. We are experiencing growing pains and have outgrown our infrastructure. The increase was based on the need to develop the west upper park for the new mailbox structure we needed yesterday because we have reached capacity in the mail boxes in the front park. We hope to put it in the upper park but we are still negotiating with the post office. This is major improvement and we need more storage space for the Pavilion. We need more lawn maintenance, to complete the playground, etc, etc.

Seaview is growing. There was a 25% increase in this year's lot sales in spite of this down economy. With growth comes more wear and tear on existing structures and we are looking at some major repairs. Also, unfortunately, we lost our faithful park steward, Greybeard, and hired a resident to maintain the cleanliness of the pavilion, bathroom, and grounds. Because of the above pressing needs, the Board realized we needed a larger reserve fund. We did have some increased income of \$2,955.00 last year from liens filed on lots that sold at tax auction.



🌸 In Memoriam 🌸

To speak the name of the Dead  
Is to make them live again  
It restores the breath of life  
To the one who has vanished  
Funerary Inscription, Ancient Egypt

We lost a great friend and mentor to our community and individuals alike when Greybeard, AKA Phillip Drew, vanished last March. He was a problem solver, his inventive solutions resolved issues perfectly. A Spirit man and master of simplicity, he walked his talk.

**Volcano Update**

Athena Peanut

The big headline news, 2/13/11, was "Lava on the rise at Kilauea" reporting that "the pool of lava in the crater has been rising steadily since November . . . , a total of 260 ft., 80 ft. within the last few days, accompanied by 200 small earthquakes." This type of activity usually precedes an outbreak on the East Rift Zone but seismic episodes have occurred when nothing has happened. Tutu Pele, Goddess of the Volcano, is totally unpredictable, coming and going according to her own design. Two houses that were built on the new lava flats, created by the '90's flow on Kaimu Bay, were covered by lava. Vog (SO2) emissions continue. Needless to say, Lava Viewing is the hottest show in town and awed locals find themselves elbow-to-elbow with volcano lovers from around the world.

As a reminder: In accordance with **KSECA Bylaws, ART. II, Membership and Voting Rights, SEC.2: Voting Rights, B**, a member may authorize another person to exercise the member's voting rights by submitting ALL of the following: A notarized authorization stating Owner of Record's printed name, signature, contact information, Tax Map Key (TMK) # of parcel, date instrument was drawn, name of designated agent and contact information, length of time and purpose for which authorization is given and delivered to the KSECA clerk no later than **6 P.M., April 1, 2011**. The owner of record retains all rights to cancel this authorization at any time by written notification to the KSECA Clerk.

If you only wish to have someone else other than you vote at the Annual General Meeting (AGM), please complete and return the enclosed Proxy Form. Attendance and voting policies will be adhered to at the Annual Business Meeting of the Association, **1:00 P.M. April 3, 2011**, at The Pavilion. This annual meeting (AGM) is for members of the association only.

**1. MOTION** by Athena Peanut, 3/28/10, **SECONDED** by RJ Hampton, **PASSED** with **one NAY**, "**To insert KSECA Articles of Incorporation, ART. II, Purpose, sentences 1 & 2, into the KSECA Bylaws (Rev. 08), ART. I, Association, SEC. 1: The Organization, as the first two sentences of ART. I, SEC. 1 (bolded and underlined.) to read as follows:**

**"The primary specific purpose of the corporation is to maintain and improve the common areas in the subdivision. The general purpose is to transact any and all lawful business for which nonprofit corporations may be incorporated under the laws of the state of Hawaii."**

**DISCUSSION:** This Motion is made to clarify the mission and purpose of KSECA by inserting the first two sentences of The Articles of Incorporation (our Association's founding document we are governed by that supercedes all other rules). Therefore, it is appropriate that the legal duties stated in the Articles of Incorporation are restated at the beginning of KSECA Bylaws.

**2. MOTION** by Mark Hinshaw 2/9/11, **SECONDED** and **PASSED** by the Board: "**To insert fulltime resident in second sentence of KSECA Bylaws, ART. V, Nominations and Elections, SECTION 1: Nominations. B. (Addition bolded and underlined.) to read as follows:**

**"Nominations shall be made from the floor at the annual membership meeting by a MGS. The nominee must be a MGS fulltime resident of KSE and state his or her willingness to serve in the office at the meeting, or to have given the Board a written statement of willingness to serve before the meeting."**

**DISCUSSION:** Residency ensures that the Board's, number one agenda is HOME.

**3. MOTION** by Mark Hinshaw, 2/9/11, **SECONDED** and **PASSED** by The Board: "**To insert into KSECA Bylaws, ART. III, Meetings, SECTION 3: Regular Board Meetings, and added to the last sentence ' . . . KSECA members are encouraged to attend and participate in regular monthly board meetings to provide input on the matters being discussed. Members who are not on the board of directors may participate in any deliberations or discussions and make motions, other than during executive sessions, unless a majority of a quorum of the board of directors votes otherwise."**

**DISCUSSION:** In the past few years, motions have been made by Directors only. This change affirms Hawaii State law, **HRS, Chapter 421J, Planned Community Associations, SEC. 421J-5, (a).**

We encourage owners to attend our Monthly Board meetings to participate in the process. Current Bylaws are on our website and a paper copy may be requested by writing to the Clerk. Please keep an eye on the Association's Bulletin Board at our Postal Center for up-to-date details what's happening in Seaview.

**Frank Musacchio**

Director at Large

Hello Seaview! My wife, Mary, and I have been living on Hawaii Island for 4 ½ years, the past two years in Seaview. To me, the perfect place to be is here. We built our modest home on Moaniala and continue to live off the grid as we have been doing for the past 23 years.

I met some of you in the past two years and I look forward to meeting many more Seaview residents in the future. I'm glad that I was able to get to know Greybeard before his passing. We worked together at several work parties that often consisted of only the two of us. It was because of him that I became interested in being more involved in community affairs. When the Board approached me to fill a vacated position, I was more than happy to accept.

I look forward to helping with many issues that arise due to the growing pains Seaview is experiencing. Since our arrival in July 2008, I have counted over 40 new homes constructed after ours. Even as I write, there are new homes being built. There will be differing opinions. Each person will have his/her own point of view of whether or not this is a good thing. Regardless, we must all learn to accept change and hopefully, embrace it. Change happens everywhere; sometimes faster or slower than in other places, but it does happen. I would like to hear from more residents about their visions of Seaview for the future. I think with candid good, honest input from as many residents as possible, we can all work toward a version of Seaview that accommodates our diversity; perhaps the most important quality that drew many of us here.

## Seaview Grumbles

**Excessive Speeding** in Seaview was a great topic of discussion at last year's annual meeting and neighbors have commented on how traffic began to slow down as a result. Our rural ag community has posted speed limits of 25 mph and sometimes 50-and-more seemed to be the norm. The result was the death of many pets. Many neighbors took the advice about slowing down the speeders. A simple hand motion, G-rated, please, to encourage drivers to slow down goes a long way. As our community continues to grow so must our responsibility to our neighbors and animals. If you see someone speeding, simple reminders go a long way. Drive with Aloha.

**Night Sky Policy:** In effect for many years on the Island of Hawaii. It helps to ensure that our night skies are not grayed out with light pollution, most commonly caused in Seaview from outside yard lights. Please take the time to make sure that all outside lights are shaded and point to the ground and don't leave outside lights on longer than needed so that we can all enjoy the magnificent night sky over Seaview. The way to determine if you are a light polluter is to walk ½ a block from your home at night. If your eyes are irresistibly drawn back to lights from your home please adjust the lighting. If we all pay more attention to our own lighting everyone will notice the amazing night time wonder. . . the starry, starry night.

**Neutering Pets and Ferals:** More than 13,000 domestic and feral animals are euthanized on the Island of Hawaii each year. We need to help control the feral population and protect the health and safety of our pets by neutering them. There are programs offering neutering to both ferals and pets at greatly reduced prices. For information see the notice posted on the association bulletin board at the mailbox center in the Front Park.

**Leash and Curb:** Please leash your dogs and pick up their poop. Plain and simple.

**Night-Time Noise:** Always a hot topic of discussion at our AGM. Please be considerate of your neighbors and keep the noise from you generator, stereo, T.V., etc. from being unwelcome intruders in your neighbors' homes.

What an amazing place we live in, Kalapana Seaview. If you think the grass is greener somewhere else, go check it out, you might be in for a big surprise.

### ESTIMATED, APPROXIMATE, UNOFFICIAL SEAVIEW CENSUS FOR BEGINNING OF 2011

	Current	Change Since Last Year
RESIDENCES	253	Increase of 9%
HUMANS	380	Increase of 9%
HORSES	2	Same
DOGS	80	(.25 per human)
CATS	75	Decrease of 9%
CAGED BIRDS	18	Increase of 80%
DOMESTIC FOWL	147	Chickens are popular
PIGS	1	Seen in oceanview park
COQUI	4,328	Prolific little buggers!

## Stars Over Seaview

By Norma Jean Ream

The themes active in 2011 will stimulate an early period of sudden action, with spikes in growth and opportunity from late January to early June. Then things mellow into a more secure and sustainable level of growth and increase in June through September. In the fall, the energy shifts to less growth, though continues in a stable manner into June of 2012.

We can look forward to the spring months for a leveling out in the real estate market and leaning toward a slow increase in housing demand. The biggest problem facing land owners in Puna is the lack of financing available. One thing that might change in this regard could be the increase in owner financing. This is an innovative time. People will be more inventive in finding ways to make things happen. Watch the action in March for breakthroughs that will revolutionize a variety of systems and technologies.

There will be two partial Solar Eclipses this summer, June 1 and July 1. This time could develop some turbulence, both domestically and internationally. The July 1 eclipse has the strongest influences towards revolution. The path of this eclipse falls across the width of Canada, Alaska, and ends in Japan. These areas will see the greatest changes over the following 3 to 6 months. July and August are potentially dramatic periods. These are not good times to be traveling internationally, where Americans are not openly welcome.

On the other hand, visiting Hawaii could be ideal. The summer months should bring an improvement in the island economy, improving job possibilities and local business. There are three repeated contacts between planets that are important to buying and selling, commercial ventures, and business deals that make the months March, April, and May, very good for making agreements. We should see a lot of action in the stock market and real estate.

The fall and winter months are less positive for speculation and harder to negotiate good deals, especially through October. The energy then is contentious and argumentative, with strong fixed ideas limiting the action. We might end the year with something big in terms of military action, or Congressional drama of a domestic nature. If Congress doesn't provide relief for housing, foreclosures, and joblessness, there is going to be a big crisis by the end of the year. The best answers will arise among people helping each other for mutual benefit.

A resident of Seaview since 1988, Norma Jean Ream is a career astrologer of 32 years, with a BA in Astrological Studies East and West. She teaches astrology, works with clients, and writes articles. Find out more at: <http://www.astrologyhawaii.com> and <http://www.siriusstartalk.com>

We would like to thank Nai'aRae Fox for allowing us to use her photo for the cover. "This is the only known breeding monk seal. She is called "Lighthouse Mom". She came to Kehena beach two years ago for a few weeks. She is pregnant in this photo. Manu and I were two of her caregivers."  
<http://sciencephotography.com/NaiarRaeFox/index.htm>.  
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