

President's Corner December 2023

Aloha HPPOA owners, Happy Holidays and Happy New Year! Here is what has happened lately.

Staff: We have a new part-time Accountant Ted Wackerly. Ted is handling the reconciliations of the balance sheet accounts, preparing the monthly financials, helping with accounts payable & accounts receivable and will be the main contact during our annual audits.

Equipment: We purchased new equipment; the dump truck has now arrived on island and should be in service for HPP by the new year.

Legal: 2 current cases – 1) a former board member is suing HPPOA for attorney fees on a lawsuit between the former board member and a former employee. 2) an owner filed a lawsuit against HPPOA, Hoffman and Finley for alleged breach of fiduciary duty, putting the mailboxes on deed restricted lots and misuse of road fees for the mailboxes. Both cases are ongoing.

Road Maintenance: The roads are being worked on now on a scheduled basis rather than when owners call in complaints. There were some roads that had not been worked on in years. This proactive basis is reducing the complaint calls and making sure ALL ROADS are touched every year. Road crews are currently focused on Maku'u road easements, adding drywells in those areas where water pools which has made them unsafe. Once the drywells are completed, the roads will be striped.

Road Fees & Statements: Statements are in the process of being prepared and will be mailed out by mid-January. Fees are due by April 1, 2024. You can mail a check or drop a check off at the office, pay in cash or by card at the office or call in a credit card. Please note that ALL cards will have a 3% processing fee added to the amount owed. If you don't have a statement by February 1st, call the office to make sure we have your correct address.

You will notice that the road fees have increased to \$435 for 2024. Costs of materials have increased over the past two years and this year's budget was built using those increases and resulted in us using part of our savings reserves to maintain the 2023 fees. The board felt the need to increase the 2024 fees so we will not have to use the reserves for regular maintenance but instead will have it for the unexpected storms.

Audit: We have just completed our annual audit with Carbonaro CPA's and received good remarks and feedback on how the books are handled and maintained. You can find the audit posted on the website.

Liens and Foreclosures: Those properties that owe more than \$800 in past dues are being sent reminder notices prior to being lined. Those properties that currently have a lien are also being sent a letter informing them about the lien and what is needed to get it removed. We currently have 30 properties that are in foreclosure (not from us) and sadly the new Hawaii law states that we are not entitled to collect the past due amounts unless the property sells for more than what is owed to the lender. This means that we must write off the bad debt. This year we have written off \$82,000 so far. The staff continues to try to locate owners whose mail was returned due to incorrect addresses. There were over 300 properties with incorrect addresses. The good news is we have over 7,000 owners paid in full.

Paving: The board approved the paving of Ala Heiau Road from Beach Road to the dead-end including 2 speed tables; Beach Road from Kaloli to dead-end (Shipman's parking lot) including 1 speed table and 528 feet in front of the mailbox sites at 14th & Kaloli and 6th & Maku'u. RFQs will be going out in late December and bids open in January. Work will start within 60 days of the bid being awarded.

Easements: There is a 10-foot easement between the road and your property line. The road crew tries to mow all road easements twice a year, but equipment goes down and emergencies do come up. If you are able to mow in front of your property between us mowing, that is helpful. Please remember that NO trees, rocks or shrubs are permitted in the easement. If you see small 'volunteer' trees starting to grow in the easement, please remove them. We spent \$45,216 on tree removal this year because people left trees growing till they became a hazard and had to be removed.

Mailbox Parks Project: After 10 years of trying to get all owners mail service in HPP, we are very close to this becoming a reality. We have the two lower sites (4th & Kaloli and 6th & Maku'u) ready for the boxes to be installed by USPS. We have just received from USPS the final service agreement for the Board to approve after which the boxes will be installed. The upper sites (14th & Kaloli and 16th & Maku'u) have been grubbed and grading will continue, followed by cement pads and asphalt, once the permits are issued.

We will put up banners along the roadways with information regarding picking up your keys. As of now, USPS has asked HPP to distribute the initial keys to owners. After that, USPS will be responsible for lock changes and key distribution. If you have renters, you will need to give them a letter of authorization to receive your keys. The letter will need to also be provided with a copy of the rental agreement and their IDs. If you don't live in HPP now, you will have a box waiting for you when you decide to make the move over to Big Island and will pick up keys from USPS. Please check the website for updates.

USPS has now assigned which boxes will go at each site. All lots from 13th and below to the north of Paradise (Kaloli side) will have their mailbox at the 4th & Kaloli site. All lots from 15th and below to the south of Paradise (Maku'u side) will have their mailboxes at the 6th & Maku'u site. All lots from 14th and above to Hwy 130 and to the north of Paradise will have their mailbox at the 14th & Kaloli site. All lots from 16th and above to Hwy 130 and to the south of Paradise will be at the 16th & Maku'u site. Those lots above Hwy 130 will be assigned one of the current boxes on Pohaku Place.

Archaeological Inventory Study: The study on the 31 acres site began in December. Stay tuned!

Please contact the office if you have any questions or to update your contact information.

Please join us at the next Membership Meeting on February 25, 2024, and if you can, attend the Board of Directors meetings on the 3rd Wednesday each month at 6pm. You can now Zoom the meetings if you wish. Information is found on HPPOA.net website.

2024 should be a great year for HPP!

Mahalo,

Kari Hoffman, President