

HAWAIIAN PARADISE PARK

SUMMER 2000

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- **Jesse Crawford - Vice Pres.**
- **Mary Ann Kamahele - Treasurer**
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- **Walter Bell**
- **Mike Mc Millan**
- **Robert Daley**
- **Yoshi Terada**

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- **David B. Smith**
- **Gerald Silva**
- **Warren Mastenbrook**
- **James Johnson**
- **Leslie Whiteley**
- **Don Tinker**
- **Jesse Crawford**

Report from the Temporary Master-Receiver

Prior issues of The Conch and other mailouts informed all owners that Third Circuit Court Judge Greg Nakamura appointed Bruce T. Yoshida as Temporary Master Receiver ("TMR") for Hawaiian Paradise Park Owners Association on June 6, 1997. The TMR administers the operations of the Hui and the Road Maintenance Committee ("RMC"), and oversees Day-Lum Rentals & Management, Inc. (Property Manager) and William Ronald Dolan, CPA (Accountant).

The TMR's report to the Third Circuit Court recommended a reorganization of the current HPP governing structure into one entity which will oversee maintenance of the roads, lands, and buildings owned by Paradise Hui Hanalike Association. The Paradise Hui Hanalike Board of Directors and the Road Maintenance Committee (RMC) worked together and presented the Court with draft bylaws in May 1999. The draft defined a new, unified organizational structure for HPP's government. After review and modifications and revisions, the bylaws were approved by both the RMC and the Hui membership by December 1999.

In order for the amended and restated bylaws to become effective, they must be accepted by the Third Circuit Court. A longstanding bylaws lawsuit against the Association (Case 6595) was appealed to the State Supreme Court. The TMR has remanded the suit back to the Third Circuit Court in order to combine the demands of the plaintiff with the solutions provided by the amended and restated bylaws. All 41 parties involved in Case 6595 had to be served notice of the transfer back to the Third Circuit Court and the motion to accept the amended and restated bylaws.

As of June 2000, we are in the final steps of serving all of the complainants.

Once they have been approved by the Court, copies of the bylaws will be sent to all owners in Hawaiian Paradise Park. The mailout will contain information about your HPP voting district. All owners who are able to actively participate and attend monthly meetings are encouraged to run for the new Board of Directors.

We are hopeful that, within the next few months, the bylaws will be accepted and elections will be held.

During the first two years of service, the TMR and Day-Lum prepared the annual road operating budget in much the same manner as prior RMCs had done. The money was spent in the same year it was collected. Last year, the Hui board and RMC accepted a budget that takes 12 months of income and expenses it over an 18-month period to catch up with and correspond to the Hui's fiscal (rather than calendar) year. June 30, 2000, is the end of that "stretch" budget. The TMR and Day-Lum have worked hard

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From the Road Maintenance Committee

by Les Pedersen, Road Maintenance Committee Chair

Hawaiian Paradise Park is a wonderful place to live. Quiet neighborhoods, beautiful vistas, lush tropical growth, sunshiny days (lately anyway). Yet, the condition of our roads is a continuous annoyance for residents. Potholes, washouts, and dust are the price we pay to live in "paradise" park.

I have high hopes the future will improve with regard to our roads. As you know, for the past several years our community has been embroiled in controversy that has resulted in lawsuits. Consequently, the courts have taken over management of our road maintenance funds and activities. The Temporary Master-Receiver, Bruce Yoshida, Esq., and Nancy Cabral of Day-Lum Rentals & Management, have performed all fee collection and maintenance. During this period, the Road Maintenance Committee is functioning in an advisory role to the Temporary Master-Receiver and Day-Lum Rentals & Management, Inc. with no authority to enforce its decisions. For the past year, under court supervision, the Paradise Hui Hanalike and the Road Maintenance Committee have negotiated proposed changes to our bylaws. These proposed changes were accepted by the Hui members and the Road Maintenance Committee, and are awaiting approval by the court. Assuming the proposed bylaws changes will be approved, we can expect to regain control of our association, roads, and assets by the end of this year.

Though the court supervision has been a difficult situation in many ways, it has also provided us the opportunity to make changes to our bylaws. We hope that this will eliminate much of the controversy of the past and allow us to move into the future as a pleasant community.

The court supervision is also giving the Road Maintenance Committee a chance to evaluate current and past road maintenance practices. In the past, road maintenance was always a matter of laying, grading and rolling cinder, often washed away and filled with potholes after the first big rain. We feel this is a wasteful way to continue to spend our money. In the future, we hope to improve the condition of our roads so that this kind of maintenance will not be necessary. We are currently exploring various means, especially asphalt emulsion treated base and chip sealing. These are relatively low cost alternatives compared to regular asphalt paving, but will vastly increase the strength and durability of our roads, as well as greatly decreasing the dust problem. While the day-to-day operations of the park continue under the direction of the Temporary Master-Receiver, the Road Maintenance Committee plans to focus on the formulation of a plan for the future improvement and maintenance of our roads.

I began last May as the Road Maintenance Committee Chair without some familiar faces. Chairman Ruth Mizuba, Brooks Maloof, and Coco Pierson's terms expired and they were no longer on the Committee. Mahalo for the many, many hours you contributed to the Committee and to the people of Hawaiian Paradise Park. The current members service their community include Warren Mastenbrook, James Johnson, Larry Pirtle, Les Whitely, Dave Smith, and

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Hawaiian Paradise Park Real Estate Update

Currently for Sale 7/20/2000

Land 215 parcels \$8,000-\$220,000 (average asking \$17,973)

Homes 85 homes \$48,000-\$425,000 (average asking \$135,268)

Sales since 1/1/2000

Land 33 in escrow, asking prices \$6,000-\$11,900 (average asking \$15,375)

84 actually sold, \$7,000-\$99,000 (average sold price \$17,926)

Homes 12 in escrow, asking prices \$30,000-\$175,000 (average asking \$106,771)

13 actually sold, \$20,000-\$269,000 (average sold price \$121,131)

We see activity increasing significantly in the Park. Prices have not edged up very much on the average home but we see the time on the market shrinking and number of available properties at reasonable prices being reduced.

If you want a specific property evaluated, [email mary@marybegier.com](mailto:mary@marybegier.com)

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Road Maintenance Continued

Gerard Silva, Don Tinker and Jessie Crawford continue to represent the Hui Board on the Committee.

The Temporary Master-Receiver asked the Road Maintenance Committee to continue meeting until such time as an Hawaiian Paradise Park Board of Directors is elected in accordance with the restated bylaws. We are currently working on the job description for a new Hawaiian Paradise Park Manager, and future plans for road maintenance and improvements.

The Road Maintenance Committee meets at 7:00 pm on the second Thursday of every month. We encourage you to attend our meetings. At the beginning of each meeting, we allow up to five minutes for any lot owner to address the Committee on issues of concern. Concerns, requests, or proposals that may require a longer period may be submitted to the Committee Chair through the Hui office for consideration as an agenda item.

Need a place to PARTY or have a meeting?

The HPP Activity Center is available to rent between 8am & 8pm. We have a large certified kitchen, the main room holds 250 people complete with a stage, table & chairs available. The library seats 20 people. We have a large outdoor area with a baseball field. Call (808) 966-4500 for dates & prices.

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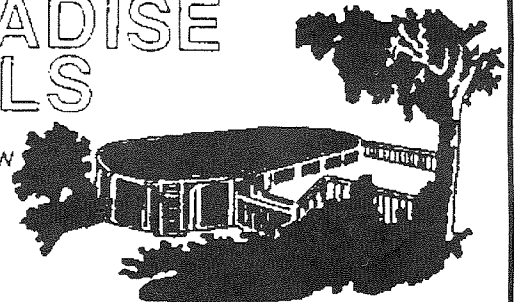
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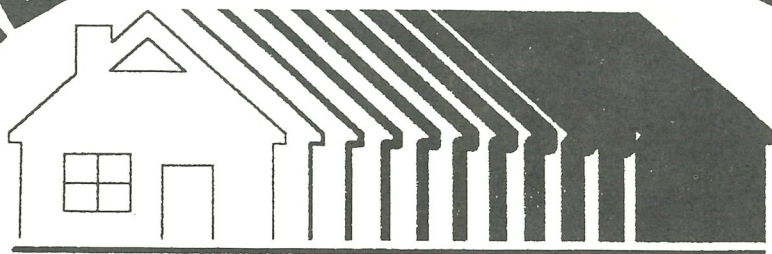
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ROAD BUDGET

July 1, 2000 - June 30, 2001

Projected Revenues

Fees Collected (1/1/00-12/31/00)	700,000		
Less \$90,000 (allocated to fiscal '00)		90,000	\$ 610,000

Projected Expenses

Administrative Costs:

General Manager	50,000		
Office Employees (1.5)	27,600		
General Maint Employee	30,000		
Employee Benefits	21,520		
Utilities	5,000		
Liability Insurance	37,000		
Insurance (vehicle, shed)	5,000		
Lien Fees	1,000		
Office Expenses/Supplies	25,000		
Office Equipment	5,000		
Payment to Non Roads Fund	24,000		
Legal Fees	15,000		
Professional Fees	4,000		
Abandoned Car Removal	2,500		
Security	2,000		
Annual Audit	2,500		
Lawsuit Settlement	22,500		
Lot Owner Communications	7,000		
Miscellaneous	8,000	294,620	

Road Maintenance Costs

Sign Maintenance	4,000		
Equipment Maintenance	3,000		
Shop Maintenance/Tools	2,000		
Miscellaneous	2,000		
Subcontracting	304,380	315,380	\$ 610,000

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You Will Love Us!

Everyone's Equal!!

Occasionally, people ask for discounts (i.e., senior discounts, vacant lot discounts, etc.) on their Road Maintenance Fees. While that seems like a nice idea, HPP has over 8,800 lots and more than 6,000 owners to keep track of. Properties change hands, people have birthdays, and HPP owners are scattered all over the world

How about reduced rates for undeveloped lots? Again, the logistics would be massive. Construction is constantly under way in HPP. And what exactly constitutes an "undeveloped" lot? Vacant? Bulldozed? Landscaped? Everyone has a different idea.

The expense of a full-time employee to maintain all that information would only take our limited funds away from much-needed road maintenance.

Regardless of the status of your lot, it still must be accessible, and the cost of maintaining that access is the same whether or not your lot is "developed". The Court Order mandating annual road maintenance fees indicates that all lots adjoining HPP roads are subject to road fees. There is no other source of funds for HPP. Your fee enables the association to maintain 135 miles of common roads throughout the subdivision, not just in front of your property. It also pays for liability insurance, and removal of abandoned vehicles and rubbish from the roadsides. Think about it this way: For each lot you own, you're contributing only pennies a day... And we all thank you very, very much!

Washboarding

Many of you have no doubt wondered how an unpaved road turns into a bouncing bed of corduroy. In fact, many different surfaces, such as train tracks, ski trails, and asphalt can also be afflicted with tiny roller coaster patterns.

Research presented at the University of Alaska Fairbanks reveals that washboarding is not caused by peculiar soil conditions, wind, car exhaust, or vibrations from car engines. Now for the scientific stuff...

Corrugations develop most easily on dry, dusty roads, starting to develop at the point where a rolling wheel strikes an irregularity on the road surface. The irregularity might be a dip, a bump, or even a small rock.

This irregularity causes the wheel to fly up from the roadway. Where the wheel lands, it digs in to create another irregularity. The wheel climbs out of this irregularity and flies up into the air again, repeating the cycle. So a single irregularity leads to the formation of others, evenly spaced down the roadway at locations dependent on the weight and springing of the vehicle and its speed. Other wheels on other cars coming along behind repeat the process, causing the unevenness of the road surface to increase and spread across the full width of the roadway. On a particular stretch of road, vehicles tend to travel at about the same speed and, despite their differences, they bounce about the same, so the collective action is to increase rather than smooth out the bumps.

So, according to the study, about the only way to prevent the buildup of washboard surfaces is to drive very, very slowly, perhaps less than 5 MPH!!



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On The Roads...

By far the most serious problem we face with the roads in the Park is SPEED! People are driving too fast—not just on the paved roads, but on the secondary roads as well.

Our unpaved secondary roads suffered severely in the last rains. There are many large potholes and trenches caused by water run-off. While they may not be comfortable, at least our roads are safe to drive at slow speeds. Please be reminded that our speed limits are maximum 15-25 miles per hour. Complaints of serious damage to car suspensions and tires mean that the drivers were exceeding the speed limit!

Please continue to report potholes and damaged areas to the Hui office at 966-4500. The office staff is maintaining records of all complaints, and repairs will be made as soon as possible.

If you are aware of traffic signs that are missing, have fallen down or are hidden by bushes or trees, or abandoned vehicles or discarded rubbish, please contact the office immediately at 966-4500 on weekdays from 9am to 12noon, and 12:30pm to 4pm. It is helpful if you leave your name and phone number. Please give an accurate description of the location—a power pole number, a block/lot number, a tax map key number, etc.

In the meantime, please remember that Paradise Hui Hanalike and Day-Lum Rentals & Management, Inc. cannot be held responsible for vehicle damage caused by driving on the Park's private roads.



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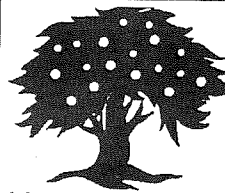
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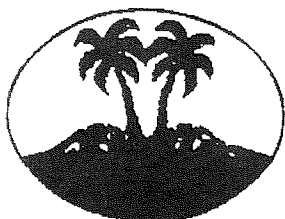
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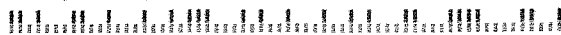
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Waterlines into the Park

HPP has been working with the County to run a large waterline from Hwy. 130 to the Fire Station at Paradise Drive/21st. This will add greatly to the effectiveness of our volunteer fire department and to the safety of the community.

If this waterline is installed, the lot owners along this stretch of Paradise Drive will be able to sign up for County water service. The Hui Board of Directors sent a letter to all lot owners in this area asking about interest in hooking up.

We encourage all eligible households to agree to hook up. The more people who are interested, the more likely the County will be to act on the project. If you own a lot along Paradise Drive and haven't responded to the Hui's letter, please do so as soon as possible or contact the Administration Office at 966-4500.

Temporary Receiver Continued

to contain expenses and still transfer \$75,000 into a reserve fund for future road improvement, settlement expenses of a wrongful death lawsuit, and legal fees. The TMR and Day-Lum were able to stay within a budget that released only \$17,000 per month for road maintenance concerns that included cutting roadside grass and grading the roads. Please refer to the 2000/2001 budget elsewhere in The Conch.

In the first two years, extensive funds were spent applying cinders to the secondary roads. In the first year (1997), the in-house crew provided road maintenance using equipment owned by HPP. Continual equipment downtime coupled with the high cost of employees resulted in high per-mile expense. Consequently, the second year a decision was made to contract out road maintenance, and all 112 miles of secondary roads were graded and cindered. Due to their terrain, weather, and traffic, many of the secondary roads require constant attention. Currently HPP is working with a contractor to continue this work for a set contract period at a reasonable per-mile cost. In the future, HPP will have to make substantial repairs to the paved roads.

The future of HPP hinges on the involvement of good HPP citizens: voting, decision-making, budget scrutiny, and meeting attendance. Become involved, get to know your board members, take part in the bylaws vote. Create ways to become an active member of the HPP community. As with the nation at large, we get the government we deserve!

If you have any questions about the association, the bylaws, or the status of your account, please write to HC 3, Box 11000, Kea'au, HI 96749. We are trying to reply to each and every letter we receive.