

President's Report

February 23, 2025

All invoices for 2025 were sent out by January 24<sup>th</sup> and we started to receive payments on the 28<sup>th</sup> of January. The office has been busy receiving and posting the payments of owners. The online payment system has provided convenience for our members to pay their road fees online. This has reduced traffic coming into the office, however owners are not following directions and providing their account number in the transaction causing the office to have to research each one. Please remember to follow all directions on the online payment site. We have processed over 2000 payments so far as of February 17, 2025.

The Board voted to focus on safety of our roads this year by adding speed humps on all paved roads from 22<sup>nd</sup> and above to slow traffic down on our roads. We received 6 bids for the speed hump RFQ and awarded the contract to Hokori Construction. We are in discussion currently about adding a few stop signs on the main roads to help with the speeding that is taking place on them. Once the speed humps are in, the Board will determine if we will have any funds available to pave any additional roads this year.

The storm a few weeks ago brought down many trees around HPP knocking down the power lines. Please be proactive and remove any trees that are in the easement in front of your property while they are small and manageable. There should be no trees near the powerlines if possible. Grass is the only thing permitted to be planted in the easement. Large rocks or boulders are also not permitted on the easement for safety purposes. Much thanks to the HPP road crew and HPP residents that pitched in to help clear the roads of debris during the storm. It was a crazy 24 hours but as a community we all came together.

People are continuing to dump green waste along the side of our roads. If you see someone dumping, please take a photo of them and their license plate so we can have the police follow up with them. This is a large place, and we need everyone's help to stop the dumping problem.

The Board voted this week to plan to pay the bond off early in January 2026. Notifications have been sent to the bond company of our intent. When the bond is paid off, we will have an additional \$1.2 million available for paving roads. At the current cost today of \$550,000 per mile for the Avenues and \$1 million a mile for the mains this should allow us to pave a few more roads each year. The upper portion of Makuu and Kaloli are in need of repaving which will be a priority next year.

There continues to be misinformation being circulated on social media sites which leads to people being upset for no reason. Please go to our website at [HPPOA.net](http://HPPOA.net) for all association information or call the office if you have any questions.

Please continue to call in issues with the roads to the office and all other complaints to the police.

Thanks for making HPP a great place to live.

***HPPOA Treasurer's Report***  
***February 19, 2025***

***Bank Balances as of the end of January 2025:***

TOTAL Checking, Savings, Investments and Bond Reserve: \$6,874,720.21

TOTAL Accounts Receivables: \$6,704,622.10.

This account balance represents unpaid road maintenance fees, lien fees, finance charges, legal fees, collection expenses and bounced check charges as well as a few transfer fees that have been billed but not paid. The Accounts Receivable balance at 1/2024 was \$6,050,939.40. The annual billing for this year was \$3,792,112.50. As of January 2025, we had a total of 866 owners paid in full or 10%. We took in \$182,645.77 in fees in January.

Allowance for Doubtful Accounts balance is: \$403,266.78. (This is a contra-asset account required by Generally Accepted Accounting Principles (GAAP) that records the estimated dollar amount of receivables which may not be collectible.)

There were approximately 47 property transfers during the month of January.

**Statement Regarding Unaudited Financial Information**

The unaudited financial information set forth above is preliminary and subject to adjustments and modifications. The audited financial statements and related notes are to be included in our annual report for the year ending June 30<sup>th</sup>, 2024. Adjustments and modifications to the financial statements may be identified during the course of the audit work, which could result in significant differences from this preliminary unaudited financial information.

## GM Report for the Membership Meeting February 23rd, 2025

**Trash:** 8.86 tons of Rubbish, scrap metal, and tires disposed of at a cost of \$798.56

**Tree Trimming and Removal:** 14<sup>th</sup> Maku'u to Paradise, 25<sup>th</sup> Paradise to Kaloli, Railroad Paradise to Kaloli, 15<sup>th</sup> Paradise Main, 30<sup>th</sup> Paradise to Kaloli, 2<sup>nd</sup> Maku'u Dead-end, 4<sup>th</sup> Maku'u Dead-end, 5<sup>th</sup> Maku'u Dead-end, 8<sup>th</sup> Maku'u Dead-end, 9<sup>th</sup> Maku'u Dead-end, 10<sup>th</sup> Maku'u Dead-end, 21<sup>st</sup> Paradise to Maku'u, 25<sup>th</sup> Maku'u Dead-end, 21<sup>st</sup>, 16<sup>th</sup>, 15<sup>th</sup>, 13<sup>th</sup>, 11<sup>th</sup>, and 9<sup>th</sup> Kaloli Dead-ends

Down trees on 18-19<sup>th</sup> Maku'u Main, 19<sup>th</sup> Maku'u to Paradise and Paradise to Kaloli, 20<sup>th</sup> Kaloli Dead-end x2, 21<sup>st</sup> Kaloli to Paradise, 18<sup>th</sup> Paradise to Kaloli, 14<sup>th</sup> Paradise to Kaloli, 22<sup>nd</sup> Paradise to Kaloli, 13<sup>th</sup>-14<sup>th</sup>-26<sup>th</sup>-27<sup>th</sup> Maku'u Main Drive, 28<sup>th</sup> Maku'u to Paradise, 24<sup>th</sup> Paradise to Kaloli, 11<sup>th</sup> and 12<sup>th</sup> Maku'u to Kaloli

**Signs Installed:** 15 MPH on B Road, Ala Heiau, 6<sup>th</sup> Maku'u to Paradise, and 13<sup>th</sup> Maku'u Dead-end

25MPH signs installed at 30<sup>th</sup> Paradise to Kaloli, and 30<sup>th</sup> Maku'u to Paradise

New posts and Stop signs at 9<sup>th</sup>, 8<sup>th</sup>, and 3<sup>rd</sup> Kaloli to Paradise on the Kaloli side

Blind Hill signs installed at 24<sup>th</sup> Paradise to Kaloli

School zone signs installed at 32<sup>nd</sup> Paradise to Maku'u in front of the Connection school

Street name signs replaced on Maku'u main from 1<sup>st</sup> to 16<sup>th</sup> that needed to be replaced. *n/ Hawn news*

4 way stop installed at Maku'u drive and 1<sup>st</sup> Ave, Installed neighborhood watch signs on Loke Street, Stop signs at 11<sup>th</sup> Paradise and Maku'u, (1) stop sign re-installed at 26<sup>th</sup> and Paradise, (1) stop sign and speed limit sign at 21<sup>st</sup> Paradise to Kaloli, (1) Blind Hill sign re-planted at 30<sup>th</sup> Maku'u to Paradise

### **Non-Paved Roads Serviced:**

10<sup>th</sup> Paradise to Kaloli, 15<sup>th</sup> Maku'u to Paradise, Noni, 7<sup>th</sup> Maku'u Dead-end, 5<sup>th</sup> Maku'u Dead-end, B road, 13<sup>th</sup> Kaloli Dead-end, 8<sup>th</sup> Maku'u Dead-end, B Road, 9<sup>th</sup> Maku'u to Paradise, 13<sup>th</sup> Maku'u Dead-end, 15<sup>th</sup> Paradise to Kaloli, 15<sup>th</sup> Kaloli to Paradise, 13<sup>th</sup> Kaloli to Paradise, 26<sup>th</sup> Maku'u Dead-end, 24<sup>th</sup> Maku'u Dead-end, 23<sup>rd</sup> Maku'u Dead-end, 21<sup>st</sup> Maku'u Dead-end, 21<sup>st</sup> Paradise to Kaloli, 5<sup>th</sup> Paradise to Kaloli, 7<sup>th</sup> Maku'u to Paradise, 10<sup>th</sup> Kaloli Dead-end, 10<sup>th</sup> Maku'u Dead-end, 3<sup>rd</sup> Maku'u Dead-end, 19<sup>th</sup> Maku'u Dead-end, Lemiwai, Loke, Kiawe, 1<sup>st</sup> Kaloli Dead-end, 2<sup>nd</sup> Maku'u to Paradise, Beach Road Paradise to Maku'u, Beach Road Paradise to Maku'u, Beach Road Maku'u to Paradise, 9<sup>th</sup> Maku'u to Paradise, 10<sup>th</sup> Maku'u to Kaloli, 11<sup>th</sup> Maku'u to Kaloli, 13<sup>th</sup> Maku'u to Kaloli, 18<sup>th</sup> Paradise to Kaloli, Railroad Paradise to Kaloli, 32<sup>nd</sup> Paradise Dead-end, 20<sup>th</sup> Kaloli Dead-end, 18<sup>th</sup> Kaloli Dead-end, 25<sup>th</sup> Maku'u Dead-end

**Paved Roads Serviced:**

26<sup>TH</sup> Maku'u to Paradise, 26<sup>th</sup> Paradise to Kaloli, Maku'u Main Drive, 27<sup>th</sup> Kaloli to Shower, Pohaku Drive, 33<sup>rd</sup> Maku'u Dead-end, 32<sup>nd</sup> Maku'u Dead-end, 26<sup>th</sup> Kaloli to Maku'u, Paradise Main Drive, Kaloli Main Drive, 22<sup>nd</sup> Paradise to Maku'u, 23<sup>rd</sup> Paradise to Kaloli, 25<sup>th</sup> Paradise to Kaloli, Pohaku Circle, 27<sup>th</sup> Shower to Kaloli, 26<sup>th</sup> Kaloli to Paradise, 25<sup>th</sup> Maku'u to Paradise, 30<sup>th</sup> Maku'u to Paradise, 33<sup>rd</sup> Maku'u Dead-end, 31<sup>st</sup> Paradise to Kaloli, 23<sup>rd</sup> Paradise to Kaloli, 23rd Kaloli to Shower, 22nd Kaloli to Shower

**Non-Paved Roads Graded/Rocked/Rolled:** \$176,767.23 Spent on 10,548.41 Tons of Material

12<sup>th</sup> Kaloli Dead-end, 11<sup>th</sup> Kaloli Dead-end, 1<sup>st</sup> Kaloli Dead-end, Loke, Noni, 9<sup>th</sup> Kaloli Dead-end, 8<sup>th</sup> Kaloli Dead-end, 6<sup>th</sup> Kaloli Dead-end, 5<sup>th</sup> Kaloli Dead-end, 4<sup>th</sup> Kaloli Dead-end, 3<sup>rd</sup> Kaloli Dead-end, 1<sup>st</sup> Maku'u Dead-end, 20<sup>th</sup> Maku'u Dead-end, 18<sup>th</sup>, 17<sup>th</sup>, 16<sup>th</sup>, 15<sup>th</sup>, and 13<sup>th</sup> Kaloli Dead-ends, 8<sup>th</sup> Maku'u to Paradise, 8<sup>th</sup> Maku'u Dead-end, 17<sup>th</sup> Maku'u to Kaloli, 21<sup>st</sup> Maku'u to Kaloli, 20<sup>th</sup> Maku'u to Paradise, 31<sup>st</sup> Maku'u Dead-end, 30<sup>th</sup> Maku'u Dead-end, Railroad Kaloli Dead-end, 21<sup>st</sup> Kaloli Dead-end, 19<sup>th</sup> Kaloli Dead-end.

**Roads Watered:** 158.75 Miles of road watered

**Misc:**

We are now in the middle of receiving payments. It's been a good mixture of on-line payments, mail-in payments, and walk-ins. We have seen an increase in payments coming in. Payments coming in are up almost 20%, compared to the same time last year. Even with the increase in amount of customers paying, the office has been able to post all payments in a timely manner. Thank you to the Board members who volunteered to help during a period of staff shortage. The 4-way stop is installed at Maku'u and 1<sup>st</sup> Street. Calcium Chloride has been applied to all of the members that were on the list as of December 1<sup>st</sup>. We are preparing the next batch of Calcium Chloride requests to be installed shortly. The new side arm mower is now here. This will be my last Membership Meeting as your General Manager, as I have submitted my resignation letter to the Board as of February 17<sup>th</sup>. I thank you all for the support you have given me in trying to improve Hawaiian Paradise Park.

*90 days notice + staff  
applause and cheer from crowd. standing ovation*

# Hawaiian Paradise Park Owners Association CULTURAL PRESERVATION COMMITTEE MEETING

## SUMMARY TO PRESENT AT OWNERS' MEETING February 23, 2025

### **Archaeological study final report: Recommendations from CPC to HPPOA Board**

At the November Board of Directors meeting, I requested that the board members approve and act upon recommendations from ASM Affiliates' "Archaeological Reconnaissance Survey of 31 Acres" dated September 2024, beginning with "Recommendations for Immediate Actions," as follows:

**"It is recommended that the HPPOA Board acknowledge the important cultural value of the features documented within the current study area, and commit to the protection and conservation of the entire 31-acre study area until long-term plans for the parcels have been developed."**

**It is further recommended that the HPPOA Board, as stated in the report (1. and 1a.)**

- 1) Provide SHPD (State Historic Preservation Division) with a copy of this study and**
- 2) request assistance with obtaining an SIHP (State Inventory of Historic Places) site designation for the site area.**

The Board asked for specific information regarding these recommendations, which was provided at their December meeting. At the December meeting, they voted to approve sending a copy of the report to the State Historic Preservation Division and to have a Special Meeting on February 5<sup>th</sup> in order to ask questions of Matt Clark, chief investigator of the ARS. No actions were taken at that meeting. At the February Board meeting, members voted to approve the balance of the initial recommendations from the CPC.

### **Update on 16th and Maku`u burial cave**

In November, Larry Torres, HPPOA general manager, attended the meeting to clarify the incident in which construction equipment exposed a large lava tube at the 16<sup>th</sup> and Maku`u mailbox site in July of 2024. He provided a summary of his involvement with SHPD staff and others on two occasions: October 16, 2023 regarding the report of the burial cave approximately 200 feet from the construction site and nine months later, on July 15, 2024, when he reported a large opening in a lava tube caused by equipment at the edge of the construction site. (It was reported by the state's lead archaeologist in her July 15, 2024 memorandum that the lava tube is one of three sections that lead to the original burial cave documented in October 2023.)

Keoni Alvarez, under the auspices of Alu Like Inc., recruited five persons to train and work as cultural stewards with him. Keoni and his crew have been working at the site since January 13<sup>th</sup>. They closed "cave #1" and posted a sign above an apūlo'ulo'u ("kapu stick"). They are clearing invasives to prepare for building the stack drywall around the area. (Keoni previously blocked the opening to "cave #2.") Anyone may observe, but participation is limited to Keoni and the students.

Keoni appeared at the January Hawai'i Island Burial Council meeting, which lacked a quorum. He presented his 50-page treatment plan. The chair requested that it be shortened and that an additional board member attend the next meeting. (I have attended meetings via Zoom.) The February meeting was cancelled.

### **CPC Instagram page, website, and email**

The CPC's website, [koolauo.com](http://koolauo.com), is updated regularly, with CPC minutes, links to the archaeological survey, the Instagram page ([koolauo](https://www.instagram.com/koolauo)), CPC's email address, and other relevant information. Everyone is encouraged to send any suggestions to CPC's email: [cpc.hppoa@gmail.com](mailto:cpc.hppoa@gmail.com).

### **Next meeting**

The next meeting will be held Saturday, March 8<sup>th</sup> at 10 a.m. in the HPPOA library. Everyone is welcome to attend.

## Mail Park Update

February 23, 2025

The interim postmaster for Keaau has been working to get the two lower sites at 4<sup>th</sup> & Kaloli and 6<sup>th</sup> & Maku'u open for service. She was delayed with the holiday rush and was out on leave for a time in January but is back now and working hard to get us back on track.

USPS is in the process of building the new routes for delivery to HPP. This is a time-consuming process. Once the routes have been created, they will put the routes out for bid on USPS.com. The bid process could take a week or a month, depending on how many are looking for routes. Once the route has been awarded, the keys will be distributed to HPPOA and we will start to issue the keys for that route. Service should begin then within 30 days of the route contracts being awarded.

The boxes on 14<sup>th</sup> & Kaloli were scheduled to be installed in January but have been delayed so efforts can be focused on the lower two sites. Once 14<sup>th</sup> & Kaloli CBU's install is completed they will start to install at 16<sup>th</sup> & Maku'u. The parcel lockers still need to be installed at both 4<sup>th</sup> & Kaloli and 6<sup>th</sup> & Maku'u. At the February 19, 2025 board meeting the board approved the purchase of additional parcel lockers for the 6<sup>th</sup> & Maku'u site so that the parcel lockers on the roadway will not have to be pulled, disrupting service for the existing boxes on the mains.

The final phase of the project is the beautification of the sites. Volunteers have been working at the lower sites since October. These sites had been sitting for over a year, so the weeds started to take over the parking lot. We have 3-4 owners regularly working at the sites. Needless to say, the progress has been slow. We have been weeding, planting native plants, spreading cinder and trimming trees. More volunteers are needed and welcomed. We are working the 4<sup>th</sup> & Kaloli site every Wednesday from 4pm till pau. In addition, the 2<sup>nd</sup> and 4<sup>th</sup> Saturdays of the month from 7-11am. At the 6<sup>th</sup> and Maku'u site the volunteers are there every Sunday. The next work party at this site will be the first Sunday of March, on the 2<sup>nd</sup> at 7am to 11am.

While we have no control over USPS and the speed of getting us service, we do have control over the beautification of the sites. Please see if you can spare an hour a week to come out give us a hand. Many hands make light works!

# Membership Meeting 02/23/25

Focused on 4th/Kaloli and 6th/Maku'u

Clearing to ensure clear line of sight from road

Secured donation funds

Secured donation of cinder and delivery

Secured donation of milestone for albezia mitigation

Established dates for organized work parties

Started low level plantings

Continue to do weed mitigation in parking areas in preparation for parking lanes

Planning started for bulletin boards

Next meeting Mar 10 11Am in the library or zoom

Legal Update as of February 23, 2025

Case #1 Nicole Craig (HPP Owner) vs HPPOA, Hoffman & Finley continue to proceed. Last week the trial date was rescheduled for June 29, 2026. This case is for Breach of Fiduciary Duty regarding mailbox Parks being placed on the 20-acre sites, use of road funds for mailbox sites, Application of 421-J and Hoffman & Finley misleading the Board. We are in the discovery phase of the suit again now that the trial was postponed. A third party complaint was also filed to bring the Watumull's into the lawsuit regarding the deed restrictions.

Case #2 Nicole Craig vs HPPOA and all directors. This case was filed in the US District Court in violation of the Fair Housing Act, 42 for discriminating against her and those hard of hearing during BOD meetings, Membership Meeting and public events. Trial date is set for August 11, 2025. The Board has been working with legal counsel to provide initial discovery as well as we have been working with a sound specialist to improve the sound at meetings. You will notice that we now have a TV that has all the conversations of the meeting transcribed for those that wish to read it. We also have been trying different sound options including the purchase of devices that have a direct feed from the microphones, and adding zoom with closed caption at all meetings. We hope that these changes will allow all owners to be able to participate at all meetings.

Case #3 Blyth vs HPPOA The previous case of Blyth vs HPPOA was dismissed but then she filed another case to request arbitration. Blyth is in litigation with former GM, Donald Morris and requesting that HPPOA cover all her legal fees. Our attorneys at ES&A are handling this case, preparing for arbitration. We have an arbitration scheduled for this year.

While HPPOA does have insurance for legal disputes, it still costs us the \$50,000 deductible for case #1 and \$25,000 deductible on case #2 in addition to our general council costs in case #3 which is not covered by insurance.