

Hawaiian Paradise Park Owners Association

Welcome New HPP Lot Owner!

With pleasure, the HPPOA Board of Directors and the HPPOA Office welcomes you as a new neighbor in Hawaiian Paradise Park. We are proud of our community and encourage you to become acquainted with us.

The success of our community depends upon volunteers – from the Board of Directors to various committees. Be sure to attend our Membership Meetings, normally held the last Sunday in February, June, and October. Meet people, be informed, and become involved if you wish.

We have a dedicated staff working in the HPPOA office on Maku'u Drive between 16th & 17th Ave. We invite you to visit the office, introduce yourself, and ask your questions.

Here are a few things that you should know, especially if you are moving into the Hawaiian Paradise Park Subdivision (aka HPP):

- HPP is the second largest private subdivision in the United States.
- HPP is 4 miles long and 3 miles wide, consisting of about 137 miles of mostly unpaved roadways.
- Hawaiian Paradise Park is zoned "Ag-1" (Agricultural 1 acre)
- There are no "Association Dues". There is a mandatory Annual Road Maintenance Fee that is billed to you each January and due before April 1st.
- HPP has no CCRs (Covenants, Conditions & Restrictions). However, **newly constructed driveways cannot enter or exit from a main drive**. Also, anything you erect, or plant **must be** within your property pins.

Any new building construction must abide by the Hawaii County and State Building Department codes.

- The USPS is in the process of installing cluster mailboxes in HPP. Each lot owner will be assigned a mailbox when completed in one of the four cluster mailbox sites. HPPOA will assist in the initial distribution of keys when mail is ready to be sent to those boxes. We will notify owners about key distribution.



HAWAIIAN PARADISE PARK OWNERS ASSOCIATION

HC 3 BOX 11000 • KEAAU, HI 96749

PHONE: 808-966-4500 FAX: 808-982-5198

www.hppoa.net
info@hppoa.net

If the previous owner has already received mailbox keys for the Mail Park designated for your new property here in HPP, you will need to obtain those keys from them. If you haven't received the mailbox keys from the previous owner, please check with the HPPOA office to see if we have them.

IMPORTANT! As the new owner, you will need to then come into the HPPOA Office to provide documentation needed to utilize that mailbox.

Until the new boxes are ready for your property, please contact the Keaau Post Office at 1-800-275-8777 for any assignment of present mailboxes alongside the main roads in HPP.

For other mailbox options, please contact one of the area Post Offices or private mailbox companies. The USPS does not deliver mail/packages to your house.

VERY IMPORTANT! Please let the HPPOA office know if you have an updated mailing address, phone number etc., so we can update your account.

- You must first pull a building permit to get a street address for your vacant lot. If there is a house on the lot, you have a street address and companies such as UPS and FedEx will be able to deliver packages to you.
- HPP is in Lava Zone 3 (Insurance companies may need this information).
- HPP has a Board of Directors consisting of 9 members. You are in one of those 9 Districts and from time to time you may get mail that is specific to your District such as the election of new Board members or an invitation to run for the Board yourself. Please visit our HPPOA's website to view the current Bylaws.
- On our website, you can also find out what's going on by viewing our monthly calendar of events and other information pertaining to HPP itself. Please see the bottom of this letter for the website address, email address and other contact information.
- Our Activity Center houses a library, kitchen, and space for large meetings such as for general membership meetings. Check with the HPPOA office for private party rental details.
- The Administrative office is located between 16th and 17th Avenues on Maku'u Drive. We are open Monday through Friday 7:30-4:00 except holidays.

Best wishes to you as a new owner in Hawaiian Paradise Park!