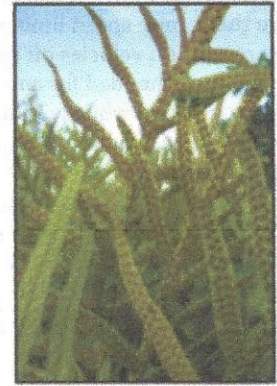


# ALOHA ESTATES ASSOCIATION

*\* established 1979*

NEWSLETTER VOLUME 22

WINTER/SPRING 2020-2021



[www.alohaestates.org](http://www.alohaestates.org)

[aea96771@yahoo.com](mailto:aea96771@yahoo.com)

P. O. Box 566

Mt. View, Hawaii 96771-0566

(808) 968-6897

Office Hours: M-F 9-5

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## Aloha Estates Association

### 2020/2021 Board

Director...Kelvin Kane

Director...Sandy Schaffer

Alternate Director...Vacant

President...Vacant

Vice-President...Vacant

Secretary...Vacant

Assistant Secretary/Treasurer...Mahea Kane

Treasurer/Newsletter...Leilani Kruger

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Elections for the new 2021 Board will occur at next month's general meeting. If you want to nominate someone who is a Unit 1 property owner and resides on Hawaii island, please call or email the office, prior to the meeting date. Election results will be posted on the website or emailed, so please provide your email address.

Na'u Nani (3) remains closed off at Mauna Loa Drive due to the deterioration of the road and weakened culvert beneath. 'Ohia Nani (1) at the bridge area is also compromised with similar issues and encourage vehicular traffic be limited to neighboring property owners at this time. TY

## General Membership Meeting

St. Theresa Church Parish Hall

Across from Mt View Post Office

Saturday, March 27, 2021

◆ 9:00 am to 10 am

◆ 10:15 am to 11:15 am

◆ 11:30 am to 12:30 pm

Due to Covid-19 restrictions, the meeting is limited to 6-7 people in addition to the attending Board members in compliance with the County's maximum of 10 for social gatherings. The duration of the meeting will be limited to an hour, so please be prompt. There are 3 time slots to choose from so you must call the office or email your request for the meeting times posted above. We expect everyone to wear a mask and social distance at the meeting and apologize for any inconvenience this may cause.

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Hawaii County Parks & Recreation Dept could not accept reservations at the Mt. View Senior Center for our meeting as in past years due to Covid-19. We are grateful to Fr. Samuel Loterte, pastor of St. Theresa Church, for allowing the use of the Parish Hall to conduct this year's meeting. Mahalo nui loa, Fr. Loterte!

### ATTENTION ALOHA ESTATES PROPERTY OWNERS!

- Keep your personal property off the common road area (the roadway area outside each property boundaries)
- Keep the area in front of your property clear of cars, large rocks, debris, etc.
- Trim back thick foliage that encroach onto the road
- Drive the 15 mph speed limit and slow down for keiki
- Keep recreation vehicles off the private roads
- Do not block the road for any reason, especially during construction and while loading/unloading
- Use caution with heavy machinery or trucks that could damage the roads
- Notify AEA and the County Real Property Tax office (808)961-8201 to update your mailing address
- Call the Hawaii County Police non-emergency number (808) 935-3311 to report abandoned cars or other crime

**Deteriorating Roads, Culverts, and more**  
Subdivisions in Puna were developed in the mid 1900s with minimum standards in place, making property ownership seemingly affordable to many. Property pins were cemented in the earth to designate lot boundaries, and laws were made and enforced decades later to ensure that developers of future communities had proper infrastructure in place to comply with County standards.

Aloha Estates Association was founded in 1979 to address these deficiencies as a means to maintain and improve the private roads within it. Two roads leading into the subdivision from Hwy 11 have made life challenging for those of us who reside here. Mauna Kea and Mauna Loa Drives are "roads in limbo" (RIL) meaning that the County of Hawaii holds no ownership or responsibility for the maintenance or condition of the roads. Aloha Estates has no legal claim to these roads, except for 10' that extend beyond the property owners' boundaries that abut these roads.

Mauna Kea Drive is maintained by the Buddhists of the Lotus Monastery as part of their agreement with the County when they built the 2-lane road some 20 years ago. It remains a RIL because it failed to meet County specifications after the build and therefore could not be dedicated as a County road. We remain grateful for Mauna Kea because it is our only dependable roadway into our community at the moment.

Mauna Loa Drive is deteriorated extensively and dangerous to local vehicular traffic because heavy rain events created deep channels in the road. Rainwater diverted by an ill-placed culvert under Mauna Loa Drive caused damage to the intersection at Na'u Nani (rd 3) and compromised the integrity of the road and culvert beneath. The same water flow caused further damage by forcing heavy concrete barriers off the road and onto the ground below. The Board closed down this area last year for safety reasons, and cement barriers were placed to block off local traffic.

Similar problems simultaneously occurred on Road 1 at the bridge area near Mauna Loa Drive. Two companies provided estimates last July (Green 'Aina Planning & Engineering, LLC and Engineering Partners) whose initial reports were helpful but costly and will remain a topic for further discussion by the new Board. Mahalo for reading and we hope you get involved with the work ahead for Aloha Estates!

## Delinquent Dues and Liens

Aloha Estates Association collected **\$20,442.00** from Unit 1 owners last year that included mandatory road dues receipts, late fees and transfer fees from escrow property sales. Currently there are **\$39,229.70** in delinquent dues that include the years prior to and including 2020. The following is a breakdown of delinquencies by roads:

**Road 1 - \$3,160.00**  
**Road 2 - \$3,240.00**  
**Road 3 - \$5,300.00**  
**Road 4 - \$6,029.70**  
**Road 5 - \$10,180.00**  
**Road 6 - \$11,320.00**

2020 was a difficult year for many people when the nation shut down in mid-March due to the pandemic. Therefore no new liens were placed against properties that were \$250 delinquent or more. We encourage all members to pay their delinquent dues to avoid the additional cost of \$132 in filing fees.

Sales were constant throughout most of the year and delinquent amounts were collected during escrow. Nine property owners resolved their accounts by paying in full and Release of Liens were filed with the Bureau of Conveyances. We will likely continue to suspend filing new liens throughout this year until the pandemic slows and the economy recovers.

### 2020 Treasurer's Report

Bank of Hawaii Checking Account  
Balance as of December 31, 2019 **\$54,621.00**

#### 2020 Income:

2020 Association Road Dues Receipts  
(Includes Transfer & Late Fees) **20,442.00**  
Bank of Hawaii Interest Earned **13.16**  
2020 Income TOTAL **20,455.16**  
2020 Income Balance **\$75,076.16**

#### 2020 Expenses:

DCCA Business Registration Renewal **3.50**  
USPS Postage (2020 & 2021) **381.85**  
Office Max Supplies **87.70**  
Wix.com **68.55**  
Wix Web Design **350.00**  
Instant Sign Centers **23.50**  
Pyramid Insurance **575.00**  
Bureau of Conveyances **369.00**  
GP Roadway Solutions (Road Signs) **572.27**  
Amazon (Truck Signs) **52.34**  
HP Instant Ink Plan **143.35**  
Office Supplies **33.75**  
Office--Spectrum Telephone/Internet **600.00**  
2020 Expenses TOTAL **\$3,260.81**

Bank of Hawaii Checking Account  
Balance as of December 31, 2020 **\$71,815.35**

Respectfully submitted by:  
Leilani Kruger, Treasurer