

ALOHA ESTATES NEWS

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WINTER

2002

*Aloha Estates Market Update
Calendar Year 2001*

**MINIMUM PROPERTY TAX UNFAIR TO
PUNA SUBDIVISIONS
ROAD REPORT
MORE HEAVY RAIN**

Annual Membership Meeting

At our last general membership meeting, a new Board of Directors was elected. The new board then held their first board meeting to elect officers. The board is now responsible for running the business of Aloha Estates keeping in mind the wishes of the owners.

**2002 general membership meeting will be held on
Monday, March 4 at 7PM in Mt View School Cafeteria
Board Member Elections
COME JOIN US**

FACTS ABOUT ALOHA ESTATES

Aloha Estates consists of 13 roads, approx. 2500 feet in length, that parallel Hwy. 11 (Volcano Hwy.) Unit 1 has 392 lots and 301 owners from the mainland, Japan, Canada, and Hawaii. There are approx. 33 lots on each side of each road. Roads 1 thru 6 are in Unit 1 and each Unit 1 lot is responsible for a \$40 annual road paving/maintenance fee. Roads 7 thru 13 are in Unit 2 and there is no road fee at this time for Unit 2

Road #	length of pavement	# of houses/lots	# of elect. poles (13 is max)
Unit 1			
1	1500	8/66	10
2	1900	19/64	13
3	1500	6/64	13
4	1300	21/66	13
5	1000	5/66	5
6	1500	4/66	6
Unit 2			
7	0	2/66	4
8	0	2/66	6
9	0	2/66	11
10	0	1/66	0
11	0	1/66	0
12	0	1/66	0
13	0	0/66	6

Aloha Estates sits at 2200' elevation and is either very rainy or sunny and perfect. Nicer days can't be found anywhere. If you like rainy days mixed with spring days, this is the place for you. It's a great place for gardens. What Aloha Estates needs is more people. We are a close, friendly community, but as you can see from the information here, we have room for a lot more people

Let me preface my analysis by noting the market in general in East Hawaii is very much improved to the point it can almost be considered "brisk". If activity continues we may see the kind of sales volume we experienced in during the Japanese "bubble" of the early 1990s. We are seeing two distinct sets of buyers; the mainland buyer who does not want to be in town and the local buyer who wants to buy in town if possible. Residential sales in Hilo, Hawaiian Paradise Park and Leilani Estates have been strongest among the Puna Subdivisions. Vacant land inventory is plentiful but sales are on the upswing. Rental housing is severely short. This type shortage is normally followed by a period of investor buying and then spec building, which serves to replenish the inventory. We also normally see current rental properties placed on the market as well. It's getting more and more difficult to find decent properties for sale in the areas I mentioned. We are sometimes able to direct buyers into other areas, such as Aloha Estates.

Aloha Estates is one area eligible for zero down residential loans. This makes it the perfect choice our local first time buyers. Ainaloa and the Hawaiian Beaches areas are the major competition in this entry-level market at this time. We have already seen sales and showing increases in those areas. The left side of Volcano highway, which encompasses the Royal Hawaiian Estates, Mauna Loa and Ohia Estates, have been steady but significant increases in activity have not been noted.

This past year only one residential sale of a small cabin took place in Aloha Estates. There are currently no homes on the market. There are 6 pieces of vacant land for sale ranging in price from \$1500 to 2,000. They all appear to be at the back of the subdivision. There was only one vacant land sale in June. This sale closed at \$5500. It was on the market just over 3 months. This means that if market conditions do not improve, as I expect they will, there is presently 5 year's of vacant land inventory.

For more information, please feel free to contact Denise Nakanishi, Realtor at Prudential Orchid Isle Properties, 808-969-7863 or email me at majormom@ilhawaii.net

<<mailto:majormom@ilhawaii.net>>

MAHALO TO DENISE NAKANISHI FOR THE MARKET UPDATE. (SHE SOLD DARIEN TELAHALA'S HOUSE. DARIEN WAS OUR SECT'Y. SHE MOVED. NOW I'M SECT'Y AS WELL AS TRES. WE NEED BOARD MEMBERS. COME TO MEETING IN MAR)

WHAT'S NEW IN PUNA'S FINEST SUBDIVISION.

ROADS

The board has decided to limit the road improvement program to Unit 1. There just isn't enough traffic to justify paving roads 7-13. Even on roads with daily traffic, the grass grows right thru the asphalt pavement near the edges where tires do not tread..

Those Unit 2 lot owners who sent a check last year should have received a refund; either your own check returned or a check from the association if we cashed yours by mistake. Some checks did not have TMK #s or envelopes were missing return addresses. If you paid and did not receive a refund and you are in Unit 2, please write and let us know. We would love to have Association members from Unit 2 attend the general meeting on March 4, perhaps join the board

MINIMUM PROPERTY TAX

Hawaii County is going to charge \$100 minimum property tax starting this year. The current rate is \$8.50 per \$1000 valuation. At that rate, based on the current appraisal of \$4800 per lot, tax on a vacant lot should be \$40.80.

The mayor, Harry Kim, said "Anyone who owns land in Hawaii can afford \$100 a year."

Our County Councilperson, Julie Jacobson, fought long and hard to prevent this from becoming law. Most lots in her district are valued way less than \$12,000, which is about the place where the \$100 tax is in proportion to value. Even though many of you lot owners are off island, you have someone who is fighting hard for your rights here on the Big Island. Julie is the hardest working public servant in my experience. She is **always** available to listen to concerns of the people. She is not afraid to take heat.

Anyway, it looks like you will soon get a bill from the County for \$100 per lot. If your lot is valued at \$4800, that will result in your tax rate being \$20.83 per thousand. That rate is two and a half times more than someone who owns an expensive lot on a paved county road. Julie voted against it, complain to the mayor.

HEAVY RAINS IN DECEMBER

Following a month (Nov) of sunny blue skies, we made the news almost nightly for a while with theTV weather caster's comment "Glenwood recorded the most rainfall in the state with X inches in the past 24 hours." (Aloha Estates is in Glenwood, the area near Glenwood Rd.)

We suffered no road damage and the repairs on Road Two where the ford washed out in Nov. 2000 held up perfectly even though water flowed across the road for seven days straight. There were a few ruts washed into some of the recent repairs on Mauna Loa Road but these were repaired by volunteers soon after they happened. Mahalo to the road repair crew.

MAHALO

Thanks to those folks who mow the road edges on lots that they do not own.(Some people, when mowing their own lawn, will mow up and down the road in front of neighboring empty lots.) Thank you Mahalo also to Lotus Sangha, the Buddhist Monastery, for keeping Mauna Kea Road in such good condition. (It is the main entry into the subdivision.) Mahalo plenty.

MAHALO NUI LOA, HAWAII' COMMUNITY FOUNDATION

Live Aloha

The Aloha Estates Association sends a big Mahalo Nui (Thank you very much) to the Ho'olaulima No Hawai'i Advisory Board and staff of the Hawai'i Community Foundation (HCF). We were pleased to learn in April 2001, that our Association would receive \$1800 from the Neighborhood Grants Program Fund of the Hawai'i Community Foundation. The monies enabled our Association to complete the necessary repair work to our roads that we suffered from during the November 2000 rainstorms that devastated our community. This particular rainstorm, which adversely impacted most of the Big Island clearly justified our dependence on outside financial resources to aid in the recovery efforts.

Big Island Paving Company, Inc. completed the road repairs on April 5, 2001 for the amount of \$3523 for labor and materials. Repair priorities were given to those areas within our subdivision which were hardest hit, and which safety measures were foremost considered. Given the constraints of our own financial limitations, (annual Association property dues per lot are \$40), the HCF grant monies were a blessing, reducing our out-of-pocket expenses by nearly half.

The Hawai'i Community Foundation is a nonprofit, statewide, charitable service and grantmaking organization supported by donor contributions for the benefit of Hawai'i's people. Its mission is to help people make a difference by inspiring the spirit of giving and by investing in people and solutions to benefit every island community. With more than \$277 million in charitable assets, it is one of the 30 largest among 550 community foundations in the country. Each year, HCF gives nearly \$10 million in grants to benefit Hawai'i's nonprofit organizations.

Again, our sincerest gratitude to the Hawai'i Community Foundation for this generous monetary award

Mahalo to Leilani Kruger for the above article.

Your present Board member are:

Sandy Schaeffer, President

Bill Kruger, Vice- President

John Flatley, Secretary/ Treasurer

Rex Kuhlmann, Director

Martha Schaeffer, Director

Dave Young, Director

We are: Aloha Estates Association

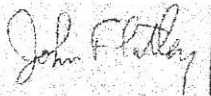
P.O. Box 566

Mt. View, HI 96771

Aloha Estates Association Financial Statement for year 2001

Bank bal 1-1-01	11,144.33
Income:	
Road Collections	13,390.00
Interest Earned	52.90
Hawaii Community Foundation Grant	1,800.00
Expenses:	
Paving	20,843.86
Secretarial service	83.82
Postage	272.00
Printing	146.20
Bank service charge	30.00
Meeting room rental	34.80
Corporation registration	5.00
Bank bal. 12-31-01	4,971.55

Respectfully submitted,



John Flatley, Treasurer

Please note our expenses. Notice that 98% of our expenses are for roads. Also notice that our only labor expense is for address labels for Unit 2.

We have finally put Unit 1 on a data base and retired the 3x5 cards that were our records. They are practically unreadable due to years of recording payments and address changes. Aloha Estates finally gets into the computer age. Unit 2 is next.

We have a fairly large bank balance because many payments came in after we paved the roads. We can't contract for something until we have the money in the bank. Money that comes in after paving sits in the bank until next year's paving. Please send it soon so we can spend it this year. We don't need a large bank balance.

Examples of annual fees in other nearby subdivisions: Road fees in *Fern Acres* are \$66 plus \$20 association dues. Their roads are chipseal, not asphalt. They pay a full time secretary.

Annual fees in *Hawaiian Ocean View Estates* are \$125 and in *Hawaiian Shores* where the lots are the same size as Aloha Estates, the annual fee is \$175 in 2002, going to \$200 in 2003.

Lot owners in Aloha Estates are really getting a good deal. Please continue to pay the \$40 road fee. Better roads mean higher lot values. Mahalo