

# ALOHA ESTATES NEWS

VOL. 5

No. 1

WINTER/SPRING

2004

## HAPPY NEW YEAR TO ALL

As I write this, 1-19-04 it is Sunny & clear and 76 degrees here in East Hawaii. I hope it's nice where you live.

Apologies for the delay in getting the newsletter and road maintenance bill out to you all, my computer was in the shop for the past two weeks.

Last year, 2003, we didn't pave. There were two reasons for this. First, East Hawaii is in the middle of a construction boom. When this happens and contractors are busy, the bids are higher than what is fair. The contractors don't need the work and revert to the supply and demand economic theory. Secondly, the paving work to be done in our subdivision is really 12 separate jobs, six intersection repairs and six road extensions. Paving contractors must load all the equipment on trucks or trailers to move it. They figure in an additional \$200.00 per move and at that rate we will spend \$2400.00 just to move rollers and asphalt layers around the subdivision. Last years budget was \$12,000.00 and it seemed a waste to spend 20% of that just to move equipment around. That, plus the additional 50% or so that was being added to bids by contractors who don't really care if they get the work. So, we decided to wait until we collect the fees for 2004, add that to the money in the bank, and hopefully get "more bang for the buck" this year. Please send your road fees promptly. Please attend the general meeting, get to know your neighbors and speak your mind about how your subdivision is managed.

ALOHA,

JOHN

## GENERAL MEETING

THE GENERAL MEMBERSHIP MEETING  
FOR 2004 WILL BE HELD AT

10 AM SATURDAY

MARCH 13, 2004

GLENWOOD PARK

ACROSS FROM HIRANO STORE

MILE MARKER 20

VOLCANO HIGHWAY (HWY 11)

WE ARE: ALOHA ESTATES ASSOCIATION

P.O. Box 566

MT. VIEW, HI 96771

AGENDA INCLUDES ELECTION OF THE  
BOARD OF DIRECTORS AND DISCUSSION  
OF OWNER'S CONCERNS.

## THE PREZ SEZ

Aloha neighbors and lot owners. Well, another year has flown by and I hope this newsletter finds you all in good health and happiness.

The annual Aloha Association meeting is set for March 13, 10:00 am at Glenwood Park. This is a great opportunity to get together and share planning strategies and our community concerns. Please mark your calendar. We hope to see you there.

We continue to make steady progress with road improvements. This year we have decided to consolidate two years worth of improvements into one contract.

This is due to the expense of moving the equipment between paving locations. We are asking everyone to send in their annual road fee of \$40.00 per lot as

soon as possible so we can schedule the work soon. This time around we plan to have paved "aprons" added to the side street entrances as well as the annual

street extensions. As far as signage for the streets, the County will provide a sign for the main entry road only. I found that signage for the sidestreets can be purchased from a private contractor on Oahu. This will be a project for the coming year. With reference to potholes and road edge maintenance, a road maintenance committee could be formed at the Annual Meeting.

Also on the topic of roads, many mahalos to the folks from the Buddhist Temple for another year of fine maintenance and leaf blowing on the Mauna Kea entry road. It looks great. A few more thanks are also in order to our dedicated Board members, especially John Flatley. John has been the Aloha Estates treasurer for many years now and has done an excellent job keeping the books and researching many financial matters for the board. He is also the man behind this newsletter. Unfortunately for us, John and his wife Jeannie are relocating and John will be resigning his position. We will need a new treasurer this year.

However, John has left us with a well organized, computerized system for keeping the books which we are very thankful for.

Hope to see you all at the meeting. Refreshments will be served!  
Sandy Schaefer Board President

## SOME THOUGHTS FROM A NEIGHBOR

This year ALOHA ESTATE has seen many changes and additions to our community, most noticeably several new neighbors on all the streets, houses sold and or leased to new renters, lots for sale, and properties leveled for construction. We see lots of new babies, new puppies and dogs abounding everywhere of course...some are bounding in friendly welcoming ways to us walkers, happy to see and greet us, and others in not so friendly ways. Youngsters play comfortably in the streets in front of houses (so little traffic up here it is safe for them, if we remember to drive slowly and carefully on all roads when we do come by), and the little

ones are growing up fast, and more teens becoming young adults. We like to walk along not only our own road, but the other ones as well, to say hello in passing to old neighbors and dogs, (I have a favorite in beautiful white Ivory), and to meet and welcome new people and puppies recently arrived.

While others are moving in, several people have also moved away from Aloha Estate to the mainland or to town, with some nice younger couples and families replacing them. Wally, our good neighbor on 4th street moved to the mainland too. We are happy that Abraham is recovering from his ill health now, and sad that John and Jeanne, our amazing accountant and newsletter editor for Aloha Estates for so long now, moved to town. They are already missed, and John and Jeanne will certainly be missed on the Board, especially for his ethical and competent management of the accounts for the roads, and Jeanne's willingness to serve several times. They seem to love living in town now, but miss the country feel up here as well. The Board will certainly welcome someone with equally competent computer accounting skills to take over this important job from John as Treasurer this coming year, and each of us paying our road dues so the money can be put to good use!

While we all really appreciate the sense of privacy between neighbors in Aloha Estate, and especially a quiet respect for others living near us, especially for older people, we also value and expect a sense of good will and cooperative spirit in the neighborhood befitting the name of our tract, and for the most part do experience that. Perhaps with some new youthful energy on the Board this coming year (hint), we could finally organize a summer picnic gathering on the beach or at a park nearby for Aloha Estate residents to get to know each other better.

Unfortunately there are still "dumpers" on Mauna Loa Road who seem to think our tract is more convenient than the transfer station a half mile down the road, so if you see anything from candy wrappers and coke bottles on your roads or refrigerators and motors (yes, really!) please do what you can to help remove the small items in a plastic bag on your walks, or after your children play, and try to get a volunteer team together to remove the really big stuff from our beautiful forest.

In the same vein, the County has not yet been able to remove the many broken down or abandoned cars on the various streets, as they have an enormous backlog of such "road rust" around the island and a very small staff. So if you are willing to do your own hauling to the dump somehow, it would help to beautify Aloha Estate and help the ecology of this beautiful place as well. We are all still very grateful to the Lotus Monastery for their own frequent volunteer efforts to clean away debris from our main entrance road, Mauna Kea, even though it

is now officially a county road. Mahalo nui loa!

With the population growing tremendously in East Hawaii and Puna in particular, we expect more activity in our Aloha Estates community over the years as property prices increase elsewhere so much. So in whatever ways we can continue to make this a warm, safe, and welcoming place for all age groups and family constellations, it will make us all even more grateful than we already are to be able to live here.

Do come be an active part of this community at the upcoming annual meeting and see what can be created together for our still-country (thank goodness) subdivision.

Gay Barfield - Board Alternate (looking for a replacement this year, by the way).

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### More thoughts

Thanks, Gay, for the forgoing article. Thanks, also, for the kind words regarding my accounting skills.

Yes, it's true. Jeanne and I have sold our property in Aloha Estates and moved to Hilo. I very much miss country living and Aloha Estates.

At the next election someone will have to take over the treasurer's job. It is pretty simple and not very time consuming, except when the checks arrive. Then it's an hour or two a week for about four weeks.

The information is in a data base and can be viewed by either tax map key# or alphabetically. I print a list by TMK# and when the checks arrive I enter info (amt.Pd, address chg., etc) with red pen on the paper copy. The checks are rubber stamped with a deposit number, a deposit slip made, then take deposit to bank. Finally, enter deposit amount into checkbook and change balance. After all the checks are in for the year, I open the data base on my computer and type in the new info (red ink) from the paper copy. I then print a new list by TMK# for recording next years receipts. At the end of the year I make a financial statement. As far as writing checks, there has to be two signatures. Four officers on the board will be able to sign.

I urge anyone with a computer to run for the office of treasurer. It really is not a difficult job. It is probably the most important job because our main function is to get the roads paved, that takes money, and that takes a treasurer. Contact me at [iflatley@turquoise.net](mailto:iflatley@turquoise.net) if interested. I can send you data base to check it out.

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Hawaii County issued 4,507 building permits in 2003, up 22% over 2002. Value of these projects is \$655,700,000.00, \$160,000,000.00 more than 2002.

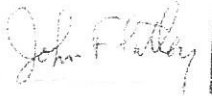
Sanborn General Contracting reports they have a six month waiting time for anyone wanting a new home. Home Depot and Lowe's both have new stores on the Big Isle. County Building Inspectors are way behind and the wait for a building permit is as much as eight weeks to get thru the Planning and Building Departments, even if you have an engineer review and stamp your plans. Engineer stamps are also required for water tanks and septic systems. Property appraisers are weeks behind, it took an additional two months beyond the projected closing date for our escrow to close.

# Aloha Estates Association Financial Statement for year 2003

Bank bal 1-1-03	2863.80
Income:	
Collections in 2003	9250.00
Interest Earned	4.39
Expenses:	
Postage	111.00
Printing	32.81
Bank Srvc. chg	15.00
returned check	45.00
Bank bal. 12-31-03	11914.38

Respectfully submitted,

John Flatley, Treasurer



## TREASURER'S REPORT

As reported in the newsletter, there was no paving in 2003. In the spring of 2004 we will repair and widen the intersections at Mauna Kea Road. Each road will be extended whatever the bank balance will allow.

Anyone interested in driveway paving should have it done while the equipment is here to avoid extra charges for equipment hauling which you must pay if they come out just to do your driveway.

Please return the bottom portion of this invoice with your check. The number of lots listed on your address label is the number of lots on which you are expected to pay maintenance fees.

These fees are due Feb. 29, 2003

Please be prompt. Mahalo. (Thanks)

Please return invoice and mailing label with payment

## Invoice

To: ALL Lot owners

Road maintenance fees now due. Please pay by Feb. 29, 2004

Each TMK# must pay \$40.00 per year.

Please send payment to:

Aloha Estates Association  
P O Box 566  
Mt. View, HI 96771