

1996

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WINTER 1995-96

# Kalapana Seaview News

## ANNUAL GENERAL MEETING

MONDAY, MARCH 25, 1996 7PM, AT THE REAM HOME

(call 965-9569 for directions)

### ALL LOT OWNERS, RESIDENTS WELCOME

Join us in electing a President, 1st Vice President, and Treasurer.

Come and vote on proposed by-laws revisions. Hear year-end committee reports.

★ REMINDER: Members are entitled to one vote, regardless of number of lots owned. In order to vote at

★ AGM and/or exercise proxies, 1996 fees must be received by the office no later than March 22.

★ To establish voting eligibility Call the office at 965-8711. Leave Name, TMK, and phone number.

★ Any voting member (lot owner who has paid maintenance fees in full during ownership of lot) may

★ exercise up to 2 proxies. Proxy must have lot owner's name, TMK #, date, and voting preferences, if

★ known, and be assigned to a specific member for representation. Proxies must be received by March

★ 15: mail to Assoc. address (RR2 Box 4537, Pahoa, Hi. 96778) or local residents may wish to drop

★ proxies off at Norma Ream's house in person.

### An Important Message from the Office

As some of you know, we experienced an early morning fire on July 3 and lost our small office building and all the computer and office equipment, including four years of files. Living in the lava hazard zone 2, we would not have been able to obtain fire insurance even if we could have afforded it, so this represents an approximate \$12,000 loss. The police have classified it "Criminal Property Damage" and are

continuing to keep the case open at this time.

Fortunately we had a computer backup tape, dated February 28, 1995, safe at my home which allowed me to recreate most of the important data from the past four years with a gap between late February to the end of June, 1995. The cooperation of lot owners who paid fees, communicated change of address or any other information during that time frame is requested, since we must assume we lost the information in the fire. So if your current

statement does not reflect your 1995 payment, please send any reasonable proof of payment (i.e., copy of cancelled check or even a check for the payment amount listed on your bank statement) along with your **account number** so that your account can be properly credited. As bookkeeper, the fire has created a major challenge in recreating lost information, so your patience is most appreciated as we put the pieces back together.

Warm regards,  
Monica Devlin

# LETTER FROM THE PRESIDENT

**ALOHA!** From all of us who are living on the slopes of an active volcano. Yes, **Kalapana Seaview Estates** is located down slope from the east rift zone of the Kilauea volcano; Hawaii's youngest and the world's most active volcano.

The latest eruption of the east rift zone began in 1983 and continues to this day. Said eruption eventually, between the years 1983 through 1990, completely destroyed, by lava flows, the sub-divisions of Royal Gardens and Kalapana Gardens, 4-1/2 miles away from Seaview. For the record, Kalapana Seaview Estates, your subdivision, was built on the site of the 1955 lava flow.

This past year of 1995 has been a reality in 3-D, at least for me.

**D1) Destruction:** July 3, 1995 your "temporary office" and all of its contents caught, or was set, on fire by origin and/or persons unknown. Time: 3AM, loss: \$12,000.00, Status: still under investigation.

**D-2) Disagreements:** The biggest one being, you got it, same as last year: "Grid" or "Solar". So, I will not waste your time rehash-

ing it. As your President, I called for and got Board approval for a door-to-door questionnaire, which I conducted personally, for all residents, renters included. One of the questions was, "Grid" or "Solar"? The results are as follows: 61 questionnaires: 44 were answered, 36 pro-solar, 2 pro-grid, 6 were undecided. (This is not to be confused with the survey that was mailed to all lot owners last spring.)

**D-3) Dedication:** A sincere thank you to the many dedicated people who are unselfishly giving of their time and energy to move your subdivision in an environmentally responsible direction. "Thank You" to our two secretaries, Monica Devlin, your Association Secretary/Bookkeeper, and your elected Secretary, Norma Ream, who under very adverse circumstances (fire) and working together were able to get us back up and running in record time. Congratulations to both of you on a job well done.

Thank you to our Committee Chairs: Bill Tromp for keeping Mother Nature at bay; Tiwana Heiser for her dedication towards making the park a true playground

for all the kids. I would also like to thank all of those residents who have participated in the Neighborhood Watch Program.

Last, but not least, I want to thank all on the Executive Board for making my position bearable, even at times enjoyable. (smile)

In closing, I would like to see for 1996, the (D) for Dialogue and will start it off by asking for your reply to the question: **Why did you buy a lot(s) in Seaview?** To better serve you, let me hear from you. Be a part of Seaview's future. Become active in your community and pray the volcano doesn't.

ALOHA AINA

HANK ROBERTS

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- **Most asked questions:** •
- **How many homes are in the subdivision?** •
- There are approximately 70 residences, less than half of which are built to code. And yes, many of the structures are still little more than camping out situations. •
- **How far away is the lava flow?** The homes burned in the last 1990 flow were in Kalapana Gardens subdivision which is 5 miles down Red Road heading south from our subdivision. •
- Lava continues to flow into the ocean 7-8 miles away from us. •
- **Is there electricity yet?** •
- Yes. Solar & generators as alternatives, but no Helco provided electricity, yet. •
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*Letter from the First  
Vice President*

Another year has passed in **Kalapana Seaview Estates**. A most tumultuous and amazing year, 1995 was initiated by the solar community protest against the electric utility overhead line installation. This protest has taken many forms. The legal, community-supported intervention is ongoing in the courts today. The **Hawaii Herald-Tribune** has provided an open forum of constant letters and public testimony, both pro and con for many months. The illegally installed poles are still unenergized as this case continues in the courts.

You cannot imagine how different the residents of Seaview are from one another. It defies any categorization. I like to think the *Village* vision is taking root. We are struggling to become a *real* community. Some of the growth is painful, but there have been a few moments of real breakthrough when we have come together and truly appreciated each other as Ohana (family).

Life is changing, slowly but surely. Residents are coming forward and creating positive things for our community. Our parks are very busy these days. We have a gorgeous

new children's playground with three substantial junglegyms and many plants for future shade. Volleyball on two afternoons is very popular and well attended. Social gatherings Community meetings are held out of doors\* and I really enjoy this unexpected pleasure.

My own priorities have changed this year. My personal life has become my community life. I see this as a major breakthrough and not a sacrifice. In the spirit of Aloha, our little community is meeting the new century with love and service. I am very proud to be a member of this community and our Community Association.

*At one with the Earth,  
Athena Peanut*

**Visions of our Future  
2nd Vice President**

It is time to consider **K.S.E.C.A.'s** Future. Our current Covenants will expire in 1999. If we are to be an **intentional community**, there is much work to be done and joy to share. We need to focus on our Park Pavilion now in the permit process with the County Building Dept. There are a few things I would like you to consider in regards to our park and public areas.

First, I feel that park rest rooms are essential. Second, I visualize a community

garden, complete with water catchment system. Third, some people have pointed out that the name of our subdivision is inappropriate-I agree. 1999 would be a good time to change our name - back to the original Hawaiian name: Ke-hena Ke'e Ke'e, meaning Crooked or Zig-Zag. Please, let us know how you feel about these ideas.

Several anonymous calls to County and State officials have brought the Health and Building Depts. into the area. Hepatitis, has been here twice. Many people are concerned. Camping and lot-sitting can be a noise and health problem. Property owners should be advised: camping on undeveloped lots is in violation of County and State Health Dept. and building codes. If you wish our Neighborhood Watch program to keep an eye on your investments, let the office know, and we will be happy to do so.

*Regarding aircraft noise:* extensive communication with the F.A.A. this year has resulted in Seaview being classified as a Noise Sensitive Area. This means all non-essential aircraft should voluntarily fly not less than 2,000 ft. If you have complaints, you can call :

Air Noise Complaint Line  
1-800-628-5719.

**Mahalo,  
Lorienne West**

# BY-LAWS REVISIONS

## Art. I, Sec. 3 - CHANGE

"Board" to "Board of Directors" and add to end: (see Art. III, Sec. 1)

CHANGE "Kalapana Seaview Estates, Inc." to "KSECA" in the Park Maintenance Assessment portion

Art. I, Sec. 4G - CHANGE "To enforce...all of the covenants" to "To educate all lot owners...about the covenants"

CHANGE - "to enforce any of the provisions" to "to satisfy any of the provisions"

Art. 1, Sec.4H - CHANGE "To provide an audit..." to "To provide a financial review and/or audit..."

## Art. II, Sec. 2 - CHANGE

"delivered to the Secretary of the Association" to "delivered to the mailing address of the Association"

ADDITION - "Prior to any election, the Board of Directors will appoint a proxy evaluation committee. This committee will evaluate the validity of the proxies in the spirit of these by laws and their decisions will be final. They are required to make public how and when proxies are to be submitted."

## Art II, 3 - First Paragraph

REMOVE - end of first sentence, "at 7 p.m. in the Association Office."

REMOVE - "The initial Annual Membership Meeting shall be held on April 13th, 1992 at 7 p.m. at the Assoc. Office."

REMOVE - "...meetings may be called by the President or"

Second Paragraph, end of last sentence ADD: "Executive Board of Directors."

## Art III, Sec.1 - First

Paragraph ADD a sentence to end: "A quorum at the Board of Directors meetings shall consist of 3 Executive Board members."

## Second Paragraph

ADD - "The members of the Executive Board are to be elected at the ..."

REMOVE - "Vacancies shall be filled by appointment made by the remaining Board members."

MOVE with the following underlined addition to Art. III

Sec. 3 - "The term of any new Board member so appointed shall be for the unexpired portion of the term of the Board member that person has replace."

## Third Paragraph

REMOVE - end of first sentence "...at the office of the Association at 7:00 p.m."

Second sentence REMOVE - "upon five days written notice..."

Art. III, Sec.2 - ADDITION at end of section: "Any portion of the Secretary and Treasurer's duties may be delegated to an employee, subject to the approval of the Board, however all responsibility remains with the Board."

Art. III, Sec. 3 - (MOVE noted above in Art. III, Sec. 1, Second Paragraph)

ADDITION at end of section: "The President exercises authority to select a person to fill a vacancy of the Executive Board only when necessary to bring the number of Board members back up to the quorum of three in the event the number of Board members falls below three."

Art. VI, Sec. 2 - REMOVE entire section titled "Special Assessments" and renumber sections as necessary.

Art. VI, Sec. 4 - REMOVE entire section titled "Delinquent Assessment" and renumber sections as necessary.

## BY-LAWS and COVENANTS COMMITTEE

On Nov. 7, we had a successful By-Laws Revision Meeting.

As was necessary, we clarified many points that have been in question since our last Annual General Meeting regarding voting policies. We recommend taking away the *Special Assessments* clause and *Delinquent Assessments*, too.

We encourage you to vote on these By-Law changes at the 1996 AGM. Your participation adds so much to the process of developing a Community Association that we can all be proud of.

**Lorienne West**

## Letter from the Secretary

I want to first appreciate **Tiwana Heiser**, Playground Chairperson, for her efforts in creating the Keiki Playground. Tiwana did a great job. She went out and represented our subdivision in a very positive way and got donations for many of the elements that created the new playground, *including the equipment to play on*. She also gave others an opportunity to give service also by using people who needed to do community service hours. This gave her manpower to scrape old paint, and redo the used equipment, and to plant trees and other plants around the area to beautify the empty space.

This past year has been challenging because of the division created by the issue

of grid or solar (which I do not believe is a Seaview Board matter). There is another organization setup to take on the challenge of the environmental energy issue. The Board's concern is managing the resources of our Community Association. The Helco issue has been the source of distraction and disagreement. I would like to see this issue be handled separately from other Seaview business.

There will be three key seats on the Board that are up for election this coming Annual General Meeting; the President, 1st VP and Treasurer. There are also three Committee Chairs to be appointed by the new Board. I am sure there are competent people who own lots in Seaview and also live on the Island who would be assets to our Board.

Please, take an interest. This is a very important growth period for our subdivision community. Come to the meeting and **VOTE!!** Run for office. Take part in the critical formation our neighborhood community. Puna is growing and this area is the last frontier. Make it what it can be: a **healthy, friendly, and cooperative community.**

*Aloha,*  
**Norma J. Ream**

### Treasurer's Letter

**Aloha , Lot owners,**

Thank you once again for your support, via community dues, your time and energy, and committed involvement. It has been a challenging year, but through it I believe we may emerge as a stronger community. Our playground equipment, and the trees that have been planted in our park are a joy to see. It is also great to see two volleyball games a week that are well attended. May we all work together in making Seaview an even more special place to be.

*Aloha Nui Loa*  
**Christyl Bileau**

PLAYGROUND COMMITTEE  
THANK YOU'S

Dear Members,

This past July, I was elected to the Board as Playground Chairperson. My desire was to see a safe place for the children of this community. A place where organized activities could be held and the social life of the community could blossom.

To start, I went out to the businesses of the larger community and asked for their help. We got **\$1,650.00** in product donations from businesses and private individuals. They were all in support of our kids. It was such a positive response; it filled my heart!

First, a **Big Mahalo** goes to our **Councilmen: Al Smith and Brian DeLima** for supporting our project and helping us to get the equipment.

**Sara Jackson**, a gifted local artist donated her talents in a drawing of our proposed playground so that everyone could share the vision that we were trying to create.

Thank you all so much for your donations:  
HPM Bldg Supply-  
Mr. Fujimoto,  
Cash and Carry of Paho-

Dennis Kitsman, Assist. Mgr.

**Pahoa Hardware-**

Stephan Chase, Proprietor

**Pacific Island Tires-**

G. Benevides, Mgr.

**Sanfords Service Center -**

Sanford Iwata

**K.L.C. Enterp. & Bryson's**

**Cinders, Inc. -** Alfred Lee

**James West- Nursery**

**Mauka Nui Nursery-**

Steven and Sue Walsh.

**Graham Ellis - Nursery**

**Emil Wadao- Cement and Nursery**

**Hawaii Intake Center:**

Community Service hours-

Jake Blackwell and "Kunte"

Jennifer Parker

**Other Volunteers were:**

Craig Heiser

Norma & Michael Ream

Sunner Blackwell and Buck Blackwell

Mathew Jamison

Rafi Smith

Greg and LeAnn Webber

Bill Tromp

Lorn Douglas

Pat Rocco

Edward Slattery

Hank Roberts

And we can't forget to thank the **kids**. They have been my inspiration. They have spent many afternoons scraping, painting and pulling up sensitive grass in the park so that they can enjoy running barefoot at their park. The payoff was seeing them climb and play on the new equipment.

They love it.

Throughout the hard work and long hours, my focus stayed on the kids. From the heart, I'm proud that this playground project can reflect my caring and energy. I'd like to thank Norma Ream for being a sounding board and helping me to be clear. I'd like to thank Beth Horn for her support and spunk. I hope that this will be a spark to creative new things for the future of our community. We saw in the installation of this equipment how a community **can** come together and work for the better good of all.

Phase 2 of our project will be the fort-slide, the see-saw, and the native palapa as a shade area for parents and kids to enjoy the playground further.

It has been an honor to serve as Playground Chairperson.

*Sincerely,*

*Tiwana Heiser*

**HELCO SURVEY**  
**TO LOT OWNERS**

**172 RESPONSES**

**70 Solar**

**102 Helco**

# KSECA ANNUAL GENERAL MEETING

## Minutes , March 6, 1995

**ATTENDANCE:** Bo, Dan, Chrystal, Athena, Monica, Joyce, Jerry Boiani, Jana Kenney, Josee Johnson, Lorientne, Barbara McKenzie, Jorge Nijensohn, Pat, Ed Horvat, Lynn & Carlyle Knutson, Hank Roberts, David Ghee, Paul Hebb, Lorn Douglas, Cindy Thornton, Joan Davis, Mary & Barrett Coughlan, Norma & Michael Ream

### **PRESIDENT'S WELCOME:**

Bo opened the meeting and asked for comments. Pat agreed to help with parliamentary procedure. The Board members introduced themselves. Sabina, Secretary, was absent due to illness.

### **NOMINATIONS:**

Secretary: Athena, and Norma; 2nd VP: Lorientne, and Michael. Each nominee gave a brief statement about their qualifications for office.

### **MINUTES:**

Pat made **MOTION** to accept 1994 AGM minutes with caveats: minutes should be sent with annual newsletter and should be made available in office 30 days prior to AGM. **PASSED.**

### **TREASURER'S REPORT:**

Dan explained about developments of playground and Sunday volleyball. Suggestions from members:

chess sets, basketball set up in new pavilion, an asphalt area with blacktop (no concrete). The issue of liability insurance was raised.

**MOTION:** to appoint someone to look into the issue of dedicating Association park spaces to County. **PASSED.** Athena and Bill agreed to check into this.

**HELCO:** Athena presented a report on HELCO and the issue of electricity coming into Seaview.

**FEMA:** Joyce reported on FEMA issues. We are part of Disaster Area 864 and would be covered by FEMA in the event of lava inundation. FEMA recommends that high density development not be done in Hazard Zones 1 & 2.

**NEWSLETTER:** discussion followed. Pat would like to buy an ad in the next newsletter. **Motion:** there should be a note to all owners concerning the issue of the options for power being brought into Seaview, to be done throughout next regular general mailing. **PASSED.**

**MOTION:** make the letter inclusive of opposing views. **FAILED.**

**MOTION:** to add additional issues to the letter. **FAILED.** Athena and Cindy

volunteered to be on committee to prepare the letter. Lorn volunteered to prepare proposal to offer at May Board meeting.

### **NEIGHBORHOOD WATCH:**

suggestions for video camera at front entrance road, decals for residents' cars, form a "welcome wagon" type program, use a "dummy cop car" as a decoy. Discussion of parking in front park. Group consensus is that this is not a major problem.

**NEW BUSINESS:** Bill reported on construction project.

**BY-LAWS: MOTION:** amend by-laws to require candidates for office to be paid up members. **PASSED.** (Already in by-laws)

**MOTION:** enlarge Board to 7, with 2 at-large members. **PASSED.** (Already in by-laws.)

**MOTION:** the Board is to form a committee to present new covenants at next AGM, to be prepared for inclusion in next newsletter, with action to be taken the following year. **PASSED.**

**HELICOPTER PROBLEMS:** Lorientne is contact person.

**ELECTIONS:** 2nd VP - Michael Ream, Secretary - Athena

Meeting adjourned.

## MALAMA

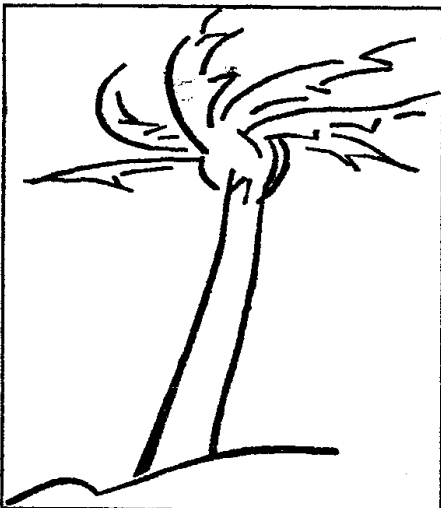
While working in our front park, the sight of whales immediately offshore stirs me to remind you of the *incredible* beauty of this lower Puna area and of **Kalapana Seaview Estates**, (Hawaiian name: *Kehehena, Ke'eKe'e, Keauohana*). This area is awesome everywhere you look. The young palms in this front park were so small 15 years ago when I first moved here; now they are growing tall and bearing coconuts. The trees and plants recently planted in our playground will soon do the same.

There is a Hawaiian word: **Malama**, which means to remember and to protect.

## ALOHA NUI LOA

### BILL TROMP

Park Maintenance



## KSECA YEAR END FINANCIAL REPORT

January 1, 1995 through December 31, 1995

### Category/Description

#### ASSETS

Checking account	4,393.06
Savings account	5,000.00
Building fund savings account	16,313.75

#### INCOME

Checking and Savings Interest	422.10
Maintenance fees	27,920.80
includes transfer from Bldg. fund	(1000.00)

#### TOTAL INCOME

**28,700.47**

#### EXPENSES

##### Legal fees

Lawyer billed 4/95	4,608.37
incl. services in 1992, 93, 94, & 95	(2,608.37)
CPA taxes and financial review	(2000.00)

Gas & Oil	144.83
Land Taxes	75.00
Liability Insurance	2,774.46
Maintenance	181.64

Office Expenses	3,181.43
New computer due to fire	(2,100.00)
Misc. replacement supplies after fire	(604.95)

Subdivision improvements	845.19
Utilities	260.16

Wages-Maintenance	5,977.20
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Wages-Office	4,551.23
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Wages-IRS withhold	1,937.34
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Wages-State tax withhold	584.30
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Wages-State Unemployment	241.30
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Misc. expense summary not categorized due to records loss from fire	3,499.14
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#### TOTAL EXPENSES

**28,981.29**

#### TOTAL DIFFERENCE 1995

#### INCOME/EXPENSE

**-280.82**