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# KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

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NEWSLETTER

APRIL 2001

## LETTER FROM THE PRESIDENT

Aloha Friends,

Pardon us for being late with our annual mailing. Enclosed is your maintenance fee statement for the year 2001 and a copy of the revised Kalapana Seaview Estates Community Association (KSECA) Bylaws. The Annual General Meeting (AGM) will be held on Sunday, June 4, 2001, 12 noon, at the pavilion. The agenda is ratification of the revised bylaws and election of five new board members. A proxy voting form is enclosed. Potluck *Pupus* (appetizers) will be served at the conclusion of the business meeting. Every lot owner is cordially invited to attend this meeting.

All Seaview property owners are automatically members of the Kalapana Seaview Estates Community Association (KSECA) by virtue of lot ownership. As lot owners, each of us are deeded co-owners of the three dedicated parks in Seaview. This co-ownership bears collective responsibility. KSECA is the organization by which we carry out this collective responsibility and this requires ongoing monies to do so. Therefore, each of us is responsible for the annual Seaview \$25 fee per lot. These fees pay for:

- Real estate taxes on the three park properties
- Liability insurance on all parklands protecting users and owners
- Park maintenance
- Improvements on park properties as funds are available
- Equipment and supplies necessary to operate KSECA
- Yearly tax returns and a financial audit by a CPA every two years as required by law
- Newsletter and mailings to owners of 933 Seaview lots

All elected board members are volunteers and receive no compensation.

Last year, volunteer fees were attempted; unfortunately only 20% of Seaview owners responded. Going forward to 2001, it is clearly necessary to reinstate required fees. Please note that as of this year, unpaid fees will be recorded and when any Seaview lot is sold or transferred, accrued unpaid fees will show against a clear title during the title search. Only members in good standing (owners whose fees are paid on at least one lot) are eligible to vote or to hold office.

Your fees are used for continued maintenance and improvements to the parks and protection of the vested interests of lot owners. *Mahalo.*

Stanley Lathers, President

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*Stanley Lathers, President*

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### **WHAT IS NEW IN THE PARKS?**

The Parks Ohana has accomplished many of the goals set out in our master plan approved by the membership at the last annual general meeting.

We relocated large boulders to discourage the "hot rodders" who were causing lawn damage. Beautiful lava rock bases were built for the Seaview signs. Many new plants; bougainvillea, sea grape, sego palms and a plumeria grove was added. Currently, we are working in an area of large boulders in the front of the park to create a Japanese garden look. The plants and cuttings were generously donated. Volunteers worked hard to accomplish all of these projects.

Due to lack of funds the mowing contract was not renewed. As a temporary solution until this year's maintenance fees are paid, the parks are being maintained by volunteers and community service workers.

Community meeting were held to discuss upgrading playground equipment and possibly relocating it closer to the pavilion and bathroom. We have listened to the community and hope to develop the athletic field further, build a horseshoe pit near the pavilion and add log benches at the front

park for whale watching and ocean viewing. Tai Chi and circus arts classes featuring juggling, stilt walking and uni-cycling are held regularly. We are very fortunate to have the only private parks in the area. They are a source of great pleasure and pride for our entire community.

### **VOLUNTEERISM: A WAY OF LIFE**

Hats off to all our volunteers who have contributed hundreds of hours over the past decade. Community effort has created the children's playground, the pavilion and gardens making Seaview a nicer place to live in. Our community garden's banana trees are bearing their first fruits and our ocean park's tropical plantings are blooming.

The pavilion is the heart of Seaview and the official meeting place for KSECA as well as a popular place for on going community activities, special events, and family gatherings.

We need to upgrade our antique playground equipment and are seeking ideas, labor and materials. Private contributions are also welcome. It is the power of many individuals working together that will beautify our parks, enhance community life and increase land values. It is a win win situation if everyone pitches in to help. *Lorienne West, 1st VP*

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## KSECA FINANCIAL REPORT 2000

### INCOME/ ASSETS

Balance forward, 1/1/00	\$	4,368.34
Maintenance Fees		7,275.50
CD Savings		5,000.00
CD Account Interest		157.54
Mower Rental		80.00
<b>TOTAL ASSETS</b>		<b>16,881.38</b>

### EXPENSES

Lawn Maintenance		4,775.00
Building Materials		1,650.76
Liability Insurance		1,114.11
Equipment Repairs		606.65
Telephone		344.47
Park Real Estate Taxes		266.07
Misc. Supplies		260.87
Office Supplies		240.98
Park Improvements		200.00
State Filing Fees		35.00
<b>TOTAL DISBURSEMENTS</b>		<b>9,483.91</b>

**BALANCE, 12/31/ 00**      \$ **7,398.47**

Owners. . . When corresponding with KSECA, please remember to include your Tax Map Key (TMK) number. This will assure you that all recordings will be accurate and up to date.

*Mahalo. Samantha Wishwater, Treasurer*

notarized, allows them to represent an absentee owner in dealing with the County Police, Fire and other agencies if necessary. Write to NW, c/o KSECA, to request a copy of this authorization form to protect your property from vandalism, squatters or criminal activity.

### **DONATING GREEN SPACE MIGHT BE FINANCIALLY ADVANTAGEOUS**

Seaview is a growing community. We welcome our new neighbors to this beautiful coastline of lava and rainbows, a favorite place of dolphins, whales and humans. However, like most life situations, there is a flaw in paradise. Our 933 mini-urban sized lots are more suitable for town living than our rural location.

The community has been seeking creative ideas to correct this situation. Some residents are purchasing adjoining lots to add to their property. Another option is adding building lots to KSECA's commonly owned parklands by soliciting donations of lots from non-resident property owners.

KSECA is a 501(c)(3) IRS nonprofit. All donations are tax deductible. Any lots so acquired will be deeded "green space in-perpetuity only".

Lot owners, estate executors, selling a Seaview property. . . please consider the financial option of a tax deductible donation for our green space program. Donating a lot might be financially advantageous due to market conditions and probate laws. Contact us for more information.

*Athena Peanut, Secretary*

**E-MAIL: <seaview933@yahoo.com>**

*Mark Pistolese, 2nd VP*

Seaview is comprised of 933 lots. Throughout the history of KSECA, we have mailed annual maintenance fee bills and newsletters to all owners. Many have never responded because of untraceable change of addresses, transfers of ownership and disinterest.

### **BYLAWS**

The newly revised bylaws have been approved by the Board and will be ratified at the Annual General Meeting, June 4, 2001. Your copy is enclosed.

A major revision was undertaken in order to

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Now that we have entered the new millennium, we would like to limit the great expense of this mailing by encouraging the future use of e-mail as much as possible. Please send your e-mail address when you mail your maintenance fee and proxy form. We look forward to hearing from you on the net.

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A major revision was undertaken in order to reflect the changing needs of the community. We decided against allowing non-property owners to vote after researching the legal implications. One new change is in the election process whereby we will be enlarging the Board from a five executive officer board to an eight at-large-members board. The eight board members will choose their own officers for a one-year term. For further information about the bylaw revisions, please contact us..

## LAVA UPDATE

Eruptive activity of Kilauea Volcano continues unabated approximately seven miles down the road. Since 1983, lava has covered about 40 square miles of land; 40 percent of it inside Volcanoes National Park; 35 percent on state lands; and, 25 percent on private land. Kilauea is the earth's most active volcano. Visitors are provided an occasional glimpse of surface flow activity on the cliffs and the coastal flats.

## NEIGHBORHOOD WATCH (NW)

The NW program is a very active, independent organization now legally registered with the Hawai'i County Police Department. More than 30 people attended the first meeting. Fifty residents signed on to work together to improve the health, safety and the quality of life in Seaview. NW has a power of attorney form available that, when signed and

unofficial  
**The Seaview**  
**2000 Census**

Houses	95
under construction	7
Alternative structures	28
People	187
Dogs	58
Vehicles (running)	178
Motorcycles	13
Horses	2
Chickens	36
Goats	1
Geckcos	1,977,337

*Cyd & Garry*