

Kalapana Seaview Estates Community Association

RR 2 BOX 4537, PAHOA HI 96778

www.kalapana-seaview-hawaii.org

2005



One of two new Kalapana Seaview entrance signs. From left: Willie, John, Sheri, Robert, Mark, Athena, Greybeard, Henry, Susan, and Souza.

You are cordially invited to attend the Kalapana Seaview Estates Community Association's Annual General Meeting on April 24, 2005 at the Seaview Pavillion. Business Meeting starts promptly at 1 p.m. and will be followed by refreshments.

LETTER FROM THE PRESIDENT

As I think about our Kalapana Seaview community, I cannot help but remember the many changes that have taken place here since I originally moved to the Kalapana area in 1979. At that time it was a black lava flow with streets. Not many people found it enticing enough to settle in the area. It brings a smile to my face and a sense of amazement when I see the results of the slow growth and changes that have happened over the years. Our parks have grown into very attractive gathering places for people who simply want to enjoy the beauty of the area or gather as a community for different functions. This area has really come alive over the last several years with an influx of people with different backgrounds all looking for a beautiful place to live with a dynamic community.

As President of Kalapana Seaview Estates Community Association, I have enjoyed and have developed a deep appreciation for many of the people I know and work with in this community. Two former board members that I would like to acknowledge for their years of dedication to the community are Athena Peanut and Garry Hoffeld. Athena served on the Board of Directors for ten years and now is the current Board's reference person on past issues and history. She continues to be a very willing volunteer on current board projects. Garry Hoffeld, a past three-term president, was the person who came forward years ago to lead the Board by offering his many talents as a master builder to accomplish projects in a timely and quality-based way. Seaview's long-standing dream of building a community pavilion became a reality thanks to Garry. The Pavilion Park is the heart of our community and serves the community daily. Garry continues to volunteer his many skills for park projects.

One person who cannot be commended too highly is Greybeard, a current board member, for his tireless dedication to the pavilion park and the community at large. He has been the one person to assume the daily duties of pavilion caretaker. He mows, sweeps, repairs, overlooks the recycling project, picks up trash, and maintains the restroom. He does it all, seven days a week.

I also would like to thank and acknowledge the other current board members who have volunteered their time and abilities to help steer the community in a positive direction. I commend them all for their openness and their professionalism. They are: Henry Rapoport, Vice-President; Mark Hinshaw, Clerk; John Lazor, Treasurer; Susan Mielke, Scribe; and Sheri Smith who filled in as a board-member-at-large when Grant Jones resigned this year. Many thanks to Grant for his work with the Board for several years.

Last, but not least, I would like to acknowledge Willie Kuamo'o and Linda de Souza (see picture above), our sign painters, and Sasha Nally, the carpenter who constructed them.

Robert Stearns, President



Seaview community yoga class held at our pavillion twice a week.

Our Community Grows

By Mark Hinshaw, Clerk

This past year brought many changes to our community with construction of 25 new homes, which was the highest yearly increase in new home construction since the subdivision was created. Over one hundred properties were sold last year as investors took advantage of the increase in property values. Properties that sold less than two years ago for \$5,000 are now selling for over \$30,000.

As one of these new homebuilders, I find this area to be one of the last bastions of paradise in Hawaii. The wide range of architectural styles attests to the diversity of our community. From three-story homes to small cottages, Kalapana Seaview is a rare gem in the face of an ever-standardized world.

Kalapana Seaview's three parks are central to our corner of paradise. The Ocean Park is unique in all of Puna. Two-acres of beautiful ocean frontage, rolling lawns, whispering palms, and breathtaking views of frolicking dolphins and migrating whales, create a stunning park setting for all of Kalapana Seaview residents to enjoy.

The Pavilion Park is located in the center of the subdivision. The covered pavilion, volleyball court, keiki playground, library, and restroom facilities are used by residents daily. The third park, located across from the pavilion, is green space.

The financial resources needed to maintain and improve these parks come directly from you, the owners, who, by virtue of joint ownership of the parks, automatically become Park Association members. Please take a moment and mail your annual dues and, as always, additional contributions are welcome and most appreciated.

2005 Kalapana Seaview Census

(Results are not official)

Residences	158	Birds	9
Adults	195	Chickens	13
Children	44	Boats	4
Dogs	75	Buses	6
Cats	72	Coqui	109

The Morning Walk

By John Lazor, Treasurer

Since moving here to Seaview in March 2004, one of my favorite experiences has been The Morning Walk—a brisk 3-mile walk, usually taken with my wife, Bianca, and our baby, Joshua in his stroller around the streets of Seaview, and along the ocean. It is a time for us to get out in the beautiful outdoors, in God's creation, and enjoy this tropical paradise. We experience many wonderful things on this walk in nature. We see the colorful bouganvillia and plumeria flowers, the awesome rainbows, the stately Norfolk pines, the waving palms, the beautiful sunrises on the ocean, and the mighty waves crashing on the ocean cliffs. We hear the birds singing their happy morning songs, and the roaring surf along the coast. We smell breakfasts wafting through the air as we pass our neighbors' homes. We feel the gentle breezes against our faces, and sometimes feel the raindrops moistening our skin. We can even taste the salt air as we hike along the coast. Yes, The Morning Walk does awaken and invigorate all of our senses—but it also does much more than that.

You see, Seaview is a community. And as beautiful as this tropical paradise surrounding us is, that does not make a community. People do. It is the social aspect, the people we meet while on The Morning Walk, that makes it so special—whether we meet in the park or on the street. We've met a lot of our neighbors and made new friends on this walk. They're all special. It's been so satisfying to stop and talk and get acquainted with our neighbors, and make new friends! This is really what community is all about!

We've even taught Baby Joshua to be friendly. He always smiles and waves to any passing car, motorcycle, bicycle, jogger, or walker—and they always smile and wave back. It is so special for us to see all the big smiles and waves as our neighbors pass by. This is what Seaview Community is all about—people. And The Morning Walk has been our greatest opportunity to meet and make friends with our new neighbors here in Seaview.

So whether you are a resident or a long-distance owner, we hope that you will take the next opportunity you can when you are here in Seaview to awaken early, get outdoors, and try The Morning Walk. And if you see us on your walk, be sure to smile and wave, and even stop to talk with us, if you have time. If you don't have time to stop and talk, at least take a moment to wave. Who knows, the palm trees might even wave back! God bless you all.





Annual Community Holiday Dinner

By Athena Peanut

Once again, KSECA hosted a great holiday dinner for Seaview residents and their guests in mid-December. The dinner was opened with a traditional Hawaiian blessing ceremony by our kahuna neighbors Willie and Souza. They presented a gift to Tutu Pele, Goddess of the Volcano, in gratitude for the volcanic paradise we inhabit. The gift was encased in a beautiful palm frond basket they made from our park palms and left in Athena's care.

Dinner was served in the pavilion. More than 100 adults and many children enjoyed a sumptuous fare of turkey, dressing, mashed potatoes and special dishes for vegans and vegetarians that was provided by the Association and prepared by board members. The diners provided potluck salads, many side dishes, and deserts. It takes a lot to coordinate a dinner on this scale, but the enjoyment of all far outweighs the effort.

Volcano Update – Land of Fire

The active flow of Kilauea Volcano continues unabated since 1983. Lava has just begun to flow into the ocean again at the 1990 Kalapana inundation site, seven miles down the coastline. At this writing, the Kalapana flow is too new for an official viewing trail to be open. Nonetheless, the Hilo Tribune reported a handful of faithful lava fans present at the ocean to view the spectacular sight on the first night of the flow.

To the south, intrepid hikers can see a surface flow that can be reached after a 1-1/2 hour hike across lava flats from Crater Road in Volcano National Park. In February, visible lava flow activity has become active again and the night sky often glows red above Pu'u O'o, the lava lake, which is reflected by the clouds above.

Mauna Loa, another volcano, is not flowing now but the summit continues to inflate and earthquake swarms have increased greatly over the last year. The Hawaii Volcano Observatory reports that these indicators warn that Mauna Loa can erupt any time.

Lohi a recently discovered, active baby volcano, is forming underwater not too many miles from our coastline. Lohi is being monitored closely for tidal disturbances. There are also two extinct volcanoes, This island truly is the Land of Fire. For more information: <hvo.wr.usgs.gov>.

Stars Over Puna

By Norma Jean Ream

The dominating theme of 2005 will be financial growth versus stability. In Seaview, we saw houses spring up like weeds in the last year. Land prices jumped dramatically, more than quadrupling in many cases. Increased value in the land and housing market will likely only last until midsummer. If you are thinking about selling and want a better price, the first half of the year is the best. If you want to buy, you might wait until fall/winter, as prices will come down some.

The best plan is to work toward financial security and greater stability. Later in the year we will see harder times. February into March is the period to organize; complete tasks with long-term value, clear financial over-commitments, reduce debt, and stabilize financial responsibilities. Find the ways that money leaks out of your pocket, such as interest rates, unnecessary finance charges, and frivolous and unnecessary expenses. Seriously start to save money.

In May, there is likely the temptation to spend outside the budget for indulgences and frivolous things. This could be dangerous territory for long-range stability. The first half of the year is going to feel more affluent than the second half. Looking toward 2006, we see a weakening general economy, with the American dollar losing value in the world. 2005 is the time to shore-up personal finances by eliminating or reducing debt, reducing interest payments, and finding ways to make more money.

From August 2005 to February 2006, the planet Mars (planet of action and drive) will be passing through the sign Taurus that represents money, values, banking and general resources. Mars separates, cuts through, burns off, and wages war. Mars usually only spends about 6 weeks in a sign. This extended period is due to Mars' retrograde phase October 1 to December 10. This period will be a difficult one for the American dollar, which trickles down to affect the common people.

Eclipses in October will add difficulties to international relations, which will be a large influence on the general economy. In addition, the power planet, Pluto, will be in opposition to Mars in the USA horoscope. This feeds the military drive, the increased control over the people and strictures on access to and from the United States. Watch October for some large international events.

2005 is a pivotal year in economic cycles. The year begins looking prosperous, but closes with restriction, limitation and less. Be wise and thrifty. Find practical ways to sustain your lifestyle. Prepare for more financially difficult times by the end of the year.

Norma Jean and her family have been Seaview residents since 1988. She has served several terms as Secretary and one term as President of KSECA.



KSECA 2004 FINANCIAL REPORT

By John Lazor, Treasurer

INCOME/ASSETS

Balance Forward (Checking)	\$ 6271.68
Certificate of Deposit	5000.00
Transfer Fees	5250.00
Park Maintenance Fees	10998.00
Earned Interest (CD)	45.16
Miscellaneous Income	<u>402.06</u>
Total Income/Assets	\$27,966.90

EXPENSES

Lawn Maintenance (Mowing)	\$ 4200.00
Telephone	370.96
Lawn Equipment	530.82
Bank Fees	77.00
Seaview Entrance Signs	542.34
County Property Tax	954.90
Computer Software/Supplies	1296.55
Office Supplies	166.57
Computer Repair	130.00
Annual Newsletter	224.92
Postage	778.53
Annual General Meeting Food	350.41
Volleyball Equipment	337.83
Pavilion Supplies	109.39
CPA Review and Taxes	1300.00
Annual Community Dinner	492.66
Mailboxes (16 new postal boxes)	1503.00
Parks Liability Insurance	6183.94
Miscellaneous	<u>50.00</u>
TOTAL EXPENSES	19,517.61
ENDING BALANCE (CHECKING)	3449.29
CERTIFICATE OF DEPOSIT	<u>5000.00</u>
TOTAL EXPENSES/ASSETS	27,966.90

Proposed Bylaw Amendment

The following proposed bylaw amendment will be voted on by members in good standing at this year's Annual General Meeting. The original bylaw is in parenthesis and the proposed bylaw is in bold type and underlined:

ARTICLE III, Meetings, SECTION 1: Membership

The annual general meeting of the membership of the Association shall be held no later than, the (first Monday) **last Sunday** in April.

DISCUSSION: This bylaw is being proposed so that future annual general meetings conform with the KSECA Bylaws. The reality is that we have not been able to meet this deadline for many years. A copy of KSECA revised Bylaws will be mailed upon request.

About our Association

By Mark Hinshaw, Clerk

Kalapana Seaview Estates Community Association is a non-profit corporation under Hawaii State Law. The mission of the Association is to maintain and improve the three commonly owned parks located within the subdivision. All Seaview lots are deeded with a 1/933 undivided interest in the parks, and owners automatically become members of the Association. Our current goal is to create a 10-year master plan for our three parks.

Election of three directors to the KSECA Board, and adoption of the proposed bylaw amendment (below) will be voted on at our Annual General Meeting (AGM) in April. Each Seaview lot owner *in good standing* may vote in this election. *In good standing* means a Seaview property owner has paid the current yearly maintenance fee of \$25 for one or more lots. Non-resident owners can vote by filling out the proxy form included in this mailing and returning it with the maintenance dues to our office by April 22, 2005.

A proposed amendment to the Bylaws also will be voted on at the upcoming AGM on April 24, 2005. All property owners who are current with their 2005 dues are entitled to vote. If you are unable to attend the meeting, please take a moment and complete the enclosed proxy form and return it with your 2005 dues.

On a very exciting note, we are developing a website for owners to enjoy. The URL is www.KalapanaSeaviewHawaii.org. The initial pages should be online by March 30, 2005 and will be updated and enhanced as time goes by. We welcome you to show your friends and family a glimpse of your slice of paradise.

Please feel free to contact the Board at: RR 2 Box 4537, Pahoa, HI 96778 or email to: Info@KalapanaSeaviewHawaii.org

A Dream for Seaview

By Sheri Smith, Board Member

I love Seaview. Sometimes I wish I never "had" to leave. I decided to write down my "dream" and see what you all think. What if Seaview had a community center building where one could go to get "Whatchaneed" (read: what you need) by offering a networking center for community services, meeting rooms, certified kitchen, office, bathrooms, etc. A resident could make a phone call, use the internet, fax or make copies, get messages, a mechanic, carpenter, babysitter, landscaper or tutor, use the kitchen, do laundry and watch movies (DVDs or on satellite dish). The possibilities are endless.

Think of all the skills you have (or need) that you may want to share with your neighbors—or they may want to share with you. There is grant money available to community organizations to finance projects such as this. Would you want to be involved in any way? Please feel free to submit your ideas to the Association. Can you think of Whatchaneed that wasn't mentioned above? Do you have skills, talent, or time to be involved in the creation of this model community? Let's hear YOUR thoughts...It's only a dream now. Maybe the community can build it. It's only a dream now, but if we build it, then no one would HAVE to leave...if they did not WANT to... Please email your ideas to: info@KalapanaSeaviewHawaii.org