

# Kalapana Seaview Estates Community Association

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[www.kalapanaseaviewhawaii.org](http://www.kalapanaseaviewhawaii.org)

2007



Seaview board members from left to right: Becca Osborne, Robert Stearns, Jim Ferguson, Uschi Snover, Mark Hinshaw, Dawn Burke and Greybeard.

*You are cordially invited to attend the Kalapana Seaview Estates Community Association's Annual General Meeting on April 29, 2007 at the Seaview Pavillion. Business Meeting starts promptly at 1 p.m. and will be followed by refreshments.*

## Letter from the President

As I look back over the past year, what do I see regarding Seaview? Many positive effects have taken place and issues are continuing to be addressed by very dedicated board members. Our community is continuing to grow with the sale of more lots and more homes built. With this growth comes many new opportunities and the chance to meet and make new friends. I would like to welcome our new residents and hope to meet you all in the near future. The increased attendance at our community meetings and annual holiday dinner is a further indication that the Seaview residents are becoming more involved. A special thank you goes to board member Dawn Burke and her volunteers for providing us with the very successful holiday dinner event. What a fun time we all had!

The board members have received many suggestions throughout this past year and we have tried to provide answers for your concerns. Some concerns have been going on for years and with your continued support these issues are in the process of being resolved. Specifically, some property owners have required board support when notifying the proper authorities of any lot or housing disputes. Your board is here to help all residents and property owners to whatever extent we can.

The Seaview website has been set up during this past year. Have you been there yet? Please go to [kalapanaseaviewhawaii.org](http://kalapanaseaviewhawaii.org). Many thanks to Ken Young for creating it for us.

We have received much feedback regarding the spread of the coqui frogs. Robert Stearns and Gary Hogle are continuing to help control the frog population with the necessary spraying for those who have requested it. Our front park area has been filled in and graded. Soon grass will be growing there. Our thanks go to board member Becca Osborne for overseeing the garden project.

Most of you know board members Mark Hinshaw, Uschi Snover and Greybeard. Next time you see them, please thank them for all their efforts in keeping the Kalapana Seaview Estates Community Association's records and files and for being involved FOR YOU. The dedication of all the board members and volunteers in your community keeps Seaview a beautiful place to live.

Thank you for the opportunity to assist the Seaview community during this past year. I am looking forward to many more positive experiences in our special corner of paradise.

*Jim Ferguson*

## Financial Statement 2006

### Income/Assets

Balance Forward (Checking) as of 1/1/06	\$ 6,614.63
Interest on Checking	2.95
Certificate of Deposit	5,022.53
Interest on CD	80.10
Savings Account	5,007.92
Interest on Savings	23.98
Association Dues	19,955.00
Transfer Fees	8,250.00
Grant Income	1,400.00
Mail box Deposits	500.00
Miscellaneous Income	60.15
<b>TOTAL INCOME/ASSETS</b>	<b>\$ 46,917.26</b>

### Expenses

Lawn Maintenance	\$ 6,350.00
Telephone	440.49
Bank Fees	117.50
County Property Taxes	300.00
Quickbooks Support	182.00
Computer Software/Supplies	90.00
Office Supplies	471.24
Annual Newsletter	546.25
Postage	879.00
Annual General Meeting Food	627.46
Donations (Hiccup Circus)	500.00
Pavilion Supplies	2,523.92
Mail box repairs	575.00
Annual Community Dinner	315.10
Minutes Preparation	125.00
Website	336.80
Insurance	5,533.94
Permaculture	510.00
Lawn Equipment	11.50
Accounting	736.00
Bulldozing	6,562.52
Ocean Park Improvements	2,369.43
<b>TOTAL EXPENSES</b>	<b>\$ 30,103.15</b>
Ending Balance Checking as of 12/31/06	\$ 6,679.58
Savings Account as of 12/31/06	\$ 5,031.90
Certificate of Deposit as of 12/31/06	\$ 5,102.63
<b>TOTAL EXPENSES/ASSETS</b>	<b>\$ 46,917.26</b>

## Treasurer's Report 2006

Becca Osborne

With the implementation of the late fee policy and a reminder letter that was we mailed last summer, the Association dues revenues increased by \$6,500 from the year before. With the slow-down in lot and home sales, transfer fees decreased by over \$5,000. Thanks to a Weed and Seed program grant, the Association was given \$1,400 to purchase chairs and a generator. The Board also decided to purchase ten new folding tables for community events because we have been borrowing them from our close neighbors, Belly Acres, in the past.

All owners were notified, through a special mailing, of the late fee policy that became effective last year. The late fee penalty is \$25 per-lot each year association dues remain in arrears. If you did not pay your association dues last year, you will notice late fees on this year's annual statement. We urge those that are in arrears to bring their dues current as late fees compound as the years go by. Payments, received after September 1<sup>st</sup>, 2007, will be charged late fees for 2007 in addition to prior years.

All in all it was a good financial year for KSECA with two major projects accomplished: tables and chairs were purchased for pavilion events; and, the ocean park was leveled for the use and enjoyment of all. With more of the owners paying their maintenance fees, the necessary funds are available to improve our three commonly owned parks: the incredible two-acre ocean park, the pavilion park and our third undeveloped park.

## Thoughts On Community

Robert Stearns

As a board member for four years, I have grown to appreciate many aspects of our community. Working with the community has given me opportunities to work with many capable and talented people. It has provided a special opportunity to learn about others and myself in relationship to the community we live in. I have come to see and understand why different people end up here and have developed an appreciation for what our small community offers those who do. We all seem to appreciate the slow pace of life and the freedom that we feel and experience in Seaview.

I would like to mention how important it is for a community to have leaders who genuinely care for the future of the community and can set their own desires aside for the desires of the whole. I have grown to appreciate the patience it takes to be an effective leader of a community having to address many different concerns and opinions. Our community has continued to grow over the last several years and I welcome all the new landowners and residents. I encourage all who may be interested in helping to guide this community in a positive direction to please come forth and donate their time and abilities to this worthy project.

At different times our community faces challenges. Sometimes these challenges find the Board and community members favoring different solutions to difficult situations. I ask that we as a community work through our differences in a constructive manner and that we all try to admit if we are part of the solution or part of the problem in addressing the future of our community. May Seaview continue to be a sunny spot of comfort and enjoyment for all who live here.

## Avenue or Highway?

David & Uschi Snover

We chose to live in this community because of the "country feel" we all love. Residents enjoy many walks and bike rides in the neighborhood with beautiful sunrises over the ocean, sunsets beyond the ridges to the west and scattered rainbows in between.

On our strolls we find ourselves on Mapuana Avenue, our main road here in Seaview. The Hawaiian word *mapuana* means "wind-blown fragrance". The American Heritage dictionary defines avenue as: "a.) A path or lane lined with trees, and b.) The drive leading to a country house. Sounds like paradise, doesn't it?"

As the population in Seaview increases, so does the number of pedestrians, children playing, dogs, cats and, yes, automobiles – the American Icon. It seems that with the increase of car numbers, car speeds increase in proportion. More cars going faster and faster. No longer Mapuana Avenue? Now Mapuana Highway?

Maybe when we turn from the Red Road, enter Seaview and pass our beautiful park overlooking the ocean, we can believe we are already home. No need to hurry now. Time to slow down and smell the windblown fragrance of paradise.

As a noted physician once said: "Walk your dog at least once a day whether you have a dog or not." As a noted bumper sticker says: "Drive with Aloha." As the noted signs say: "Speed Limit 25."

## Greybeard Sez

What excuse could there be for not coming forward with a mere \$25? Fighting inflation at the local level, we have endeavored to keep park maintenance at all time low levels with many volunteer hours. This plan depends upon participation by **all** member owners.

If any resident member needs to work off their maintenance fees, we have initiated a program whereby three-hours of community service in the form of “effort” or “expertise” can be performed in lieu of each \$25 in fees. This work exchange is limited to fees on one lot per member and is subject to prior application and board approval.



Participants in the first annual ROACH tournament

## First Annual ROACH Tournament *Mark Hinshaw*

On July 2, 2006, an awesome clear blue sky, azure ocean and brisk trade-winds provided the backdrop for the first annual “Raj Olson Annual Croquet Holiday Tournament.” The ROACH Tournament gathered 26 of Seaview’s finest – and not so finest – players for the coveted grand prize. ‘Mad Hatter’ was the theme of the tournament with each player touting sometimes outlandish hats. Brian Jackson, aged five (pictured left-of-center in photo), won the prize for best hat of the tournament with his rendition of Button Capped Top.

Teams were divided into three groups for the elimination round. Three referees covered the playing field of three overlapping courts all playing toward a common post. The top three players from each team played the final championship match. Tensions were high as beginners felt the pressure of competing with croquet masters. Players cheered on favorite finalists with crashing waves and dolphins jumping as the backdrop. The game got heated up as the old pros sent balls flying left and right

First-time croquet player, Uschi Snover captured the title of “Grand Champion of the First ROACH Tournament.” The best part of the tournament was the party that immediately followed the crowning ceremony. A good time was had by all. The regular season games are held each Friday, 5 p.m., in the ocean park. Everyone is welcome. This year’s championship tournament is scheduled for July 1, 2007.

## 2007 Forecast for Seaview

*Norma Jean Ream*

Security for many people is based on finances, for others it is having a solid relationship with neighbors and community, or it may be having a dependable life structure (e.g. marriage, job, and reputation). In 2007, there are likely to be various arenas of life where, what we thought was a ‘sure thing’ disintegrates, loses value or in some way disappoints us and leaves us to rebuild. With this prevalent atmosphere, fear is going to be a strong motivator. At the collective level, this is very true in the way leaders are predicting and making decisions.

What is important, both as individuals and as citizens of a democratic country, is to listen carefully for cues that use fear as the primary reason to make certain decisions. At a personal level, it can be helpful to keep in mind that life is ever evolving and when we experience the ‘dark’ times, we can also expect a ‘new dawn’. This is metaphorically saying that these are ‘dark’ times in many ways. We are in a period where several long cycles are coming to difficult turning points simultaneously. Initially, there must be the phase of new growth, but then we always come to the culmination and the reduction of growth. It is the way of all cycles. The time between 2007 and 2011 will be better for contracting and securing rather than expanding and risking.

With the next presidential race under way and gaining ground, consider the use of words, the alliances held and the promises made. This is truly a difficult time to separate fact and fiction, truth and lies. That idea is not limited to the political arena. Unfortunately, we may need to trust intuition a bit more than ‘logical’ rhetoric as we move through the year.

As is proper for any cycle phase of reduction, we become aware of what does not promote good growth and we reevaluate the methods we use. Apply this to buying or selling property, working out relationships, jobs, family decisions and everything that reflects structure in your life. Old philosophies and beliefs are challenged. We have to trust “how it feels”. Economically, low risk decisions are better. Down-sizing, minimizing and reducing responsibilities will give better results for getting through the next *three to five* years. The first half of 2007 could still yield good financial prospects, but beware after July and into October. If you’ve never had a savings account, start now.

## El Gecko Chuckles

### Alternative strategies for dealing with peeping frogs and/or crowing roosters:

- Get used to it. Night sounds are part of rural living.
- Turn up your classical music. Clarinets harmonize nicely.
- No amount of frog noise can overcome a trumpet sonata.
- Move to the city, listen to horns, sirens and car alarms.

### Just because it’s yellow or a compact fluorescent doesn’t mean it should burn all night:

- Every watt of grid electricity contributes to global warming and sucks the splendor out of the starry starry sky.



## Annual Seaview Dinner

Dawn Burke

Seaview Holiday Dinner 2006 was a major success with 200 Punatics in attendance. Auntie Willie and Auntie Souza opened the festivities with a Hawaiian blessing that called for grace with-in community. Our elders and children started off the very long serving line. Turkey, stuffing, mashed potatoes, vegetarian lasagna and a large array of potluck desserts and side dishes left no diner wanting. As the last spoonfuls of potatoes and turkey were disappearing, I remembered a bottomless basket of bread story and said a quick prayer that my basket would not run out of turkey.

The sweet falsetto and ukulele of Puna Keli'ihō'omalū entranced us during dinner. An out of town guest, Katherine, dazzled us as she belly danced through the crowd. A circus performer from Belly Acres continued to keep us entertained by juggling flaming batons while struggling to ride a tall unicycle. Good sport and neighbor Duane Cariaga kept us laughing as he "assisted" the daredevil comedian. Resident Lahilahi blessed us with a Hawaiian chant after special recognition went to our well-loved Seaview healer Michael Ream who miraculously recovered from a near fatal car accident last month. Michael was collectively prayed for throughout the islands, the U.S.A. and six other countries.

Our dinner closed with a strong invitation to relate to neighbors as friends and to make *pono* not war. A little conversation and forgiveness goes a long way on a small island. Blessed be to you and yours, look forward to seeing you all next year.

### \*\*\*2007 Unofficial Seaview Census\*\*\*

Residences	181	Dogs	87
Adults	251	Birds	11
Children	47	Chickens	16
Cats	81	Gecko	777,777

## Lava Update – Shake, Rattle and Roll *Athena Peanut*

Kilauea Volcano has been erupting since January, 1983. Tutu Pele, Goddess of the Volcano, is still providing spectacular night viewing with three glowing lava paths flowing down the mountain into the ocean. Seaview residents can see the large plume that is created when 2,000 degree lava hits salt water. We have had a bit more vog (volcanic smog) and rain than previous years but the good news is that there have been no new lava inundations in populated areas for almost 17 years.

A new dimension has been added to this Island's repertoire of geologic marvels – the tectonic earthquake. On October 15, 2006, a 6.7 earthquake and a 6.0 temblor shook everyone on this island and beyond. The tectonic earthquakes were unique because they were generated from 20 miles below the earth's crust as opposed to common volcanic tremors originating in magma regions that rise as magma flows prior to eruption.

They caused hundreds of millions of dollars worth of damage on the Island. The giant mirror lens of an astronomy telescope at a Mauna Kea observatory still is not functioning. New damages are still being discovered. Even Honolulu residents felt the October earthquake that also caused an extended electrical power shut-down over the entire island of Oahu!

The earthquakes shook Seaview soundly and things danced but no serious damage was reported, despite our southeastern location that is in the highest risk category in the State. Areas underlain by solid rock (that's us) can remain relatively stable, while areas where the soil is deep can ring like a bell

The Hawaii Volcano Observatory scientist-in-charge said "earthquakes don't usually happen in the middle of a major tectonic plate unless something is stirring. . . and (there is) the probability of another big earthquake." Scientists are still early in the process of understanding – why then? – why there? For more information visit HVO website: <hvo.wr.usgs.gov>.

## Proposed Bylaw Amendments

Two bylaw amendments will be voted on by members in good standing at this year's Annual General Meeting. The proposed addition is in bold type and underlined; and, the proposed deletion is in bold type, underlined and in ( parenthesis.)

### ARTICLE IV, Officers And Directors, SECTION 2: Officers

"Any portion of the Secretary, Clerk or Treasurer's duties may be delegated to a contracted agent, subject to the approval of the Board; however all responsibility remains with the Board."

**Discussion – Addition of Clerk position:** The clerk's duties are great and require many hours per week of volunteer service and, therefore, subject to Board approval, certain tasks should be permitted to be delegated as needed to a contracted agent.

### ARTICLE VII, Fees and Donations, SECTION 2: Donations,

**(Second sentence deleted)** - On behalf of the Association, the Board may accept donations of land, money, materials, services or equipment. **(As an IRS 501(c)(3) nonprofit organization, donations to KSECA are tax deductible.)** Any parcels accepted by KSECA will become the property of the Association and legally designated in perpetuity as "green space". The Association shall provide for taxes, insurance and maintenance on such properties from the annual assessments.

**Discussion – Deletion:** Not applicable.

**A copy of the Bylaws will be mailed upon request to:  
KSECA, RR 2, Box 4537, Pahoa, Hawaii 96778, or email  
theboardofdirectors@kalapanaseaviewhawaii.org**