



# Kalapana Seaview Estates Community Association

Thoughtful Stewardship of our Common Parks

## 2016 Annual Newsletter

**SAVE THE DATE — Sunday, April 24th, 2016 at 1 PM**  
**Annual General Meeting (AGM)**  
Seaview Upper Park Pavilion (Mapuana Ave & Nahokulele St)  
*See attached Agenda & Proxy sheet for more details*

### Some Interesting 2015 Jan 1-Dec 31 Statistics:

- Lots sales were down by 11 from 2014's total of 29
- Typical lot price based on 11 sales was \$24,090
- Side-by-side lot price based on 6 sales was \$32,700 each
- One large 9,400 sq ft lot located one block north of the ocean front park sold for \$67,500
- Seven homes were sold ranging from \$68,000 to \$200,000 and averaging \$121,305

### Community News by Board President Hazen Komraus

#### **It's been a busy year in beautiful and friendly Kalapana Seaview Estates.**

KSECA has been addressing several issues, we've addressed most and are acting proactively to head off future ones. Our neighborhood is growing quickly with new residents and homes every week. Our vulnerability to natural disasters and increased population is an ongoing concern with actions on several fronts.

We have a new and active Neighborhood Watch program enacted at the behest of the HPD to allow them to coordinate proactively with us and help keep the neighborhood the safest in Lower Puna! Thank you to all our neighbors who are so keen on being visible and inquisitive to those who move through our neighborhood. Our friendly and attentive behavior, our watching out for each other, and our closeness as a community mean that when we see a stranger they are greeted, and then either welcomed or noted if suspicious. This means potential lot owners, visitors, friends, and possible thieves are all sent where they should be! The police appreciate the communication as it allows them and the prosecutor's office to address anyone dangerous frequenting the area.

Neighborhood Watch functions solely to observe and report to the police and to get public training (CERT) for emergency and natural disaster relief. Many in the neighborhood have stepped up including our many off-grid folks volunteering their amenities, and several ham radio operators.

We also have an active volunteer albizia elimination program that has treated large swathes of the neighborhood eliminating these very dangerous trees, preserving property values, and keeping our electricity, phones, and catchments working safely. Please fill out the included permission form if you'd like your property treated to eliminate these expensive and dangerous trees for free, the County has a program for assistance, but it's backed up for several years, so if you act now you can have them treated for free instead of neighbors demanding you remove them at cost. There is a new law in effect holding owners responsible for albizia on their property if they threaten other properties or if they want to sell. In cooperation with the Big Island Invasive Species Committee we as residents have been volunteering to remove them and braving many a fire ant bite and twisted ankle to do so.

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Next we hope to be one of the first communities to get free little fire ant treatment from the Big Island Invasive Species Committee. The Little Fire Ant (LFA) is an extremely painful invasive pest that has hit most of Puna. It is very easily spread and kills most other insects in the areas it inhabits. It is prone to shorting electric connections, invading homes, making tenants miserable, and causing cataracts in our pets by biting their eyes.

We have done a lot of work on the parks. Trimming, manicuring, clearing, and beautifying has been happening. Recent work parties and volunteer efforts have greatly improved both parks. This is an ongoing and very open process by which members can help decide which direction to take our parks.

There is a permaculture process which is improving the existing food trees we have. There are proposals for further improvements which include landscaping to keep people from abusing the Pavilion and Upper parks after hours. We are actively trying to keep people from vandalizing the parks at night. To be clear NOTHING we are doing would in any way restrict residents from enjoying our parks as they do now. We just want to be able to eject those who are not residents or guest and cause damage or harassment to our residents.

Thanks to the late Gary Kinley many tens of thousands of dollars in back dues have been collected, thus insulating our coffers against future needs and helping to even out the unfairness from those who have neglected to or avoided paying their dues. Gary passed earlier this year after bringing his services, humor, and wit to our Board and community. His audit of our dues was very well done. He is missed and we will dedicate a bench on the Seaview Lawn overlooking the Pacific in his name.

The Membership Mailbox Committee (made up of volunteer residents) has worked hard to submit a plan for a larger mailbox complex to be built to accommodate our growing numbers and needs. The structure would also serve as a bus stop, covered place for locked bikes, and as a shelter for a covered bench for children and residents to view the sea and wait for buses. The old and illegal structure would be removed and it's boxes reused. Due to Seaview granting it's private roads to the County (free maintenance!) our old structure was deemed to be located on County setback property and requested to be moved several years ago. This is a very large project and I encourage you all to review the proposal and come and vote or assign your vote to a proxy so as to have your voice heard on this issue at the upcoming AGM.

The mailboxes have been audited and we still have boxes available now with those not being used being reclaimed.

We've also been addressing the current dengue outbreak by hosting numerous dengue workshops and offering free homemade lethal ovitraps to help control mosquito populations. This is the most effective and proven method of controlling mosquitoes and the spread of disease. Plus eliminating mosquitoes is a win on any level! Many residents have been active in removing or bromeliads, eliminating standing water, and trimming back vegetation that can create mosquito habitats.

We now host a monthly Food Bank distribution which distributes hundreds of bags of groceries to our needy residents at the front lawn. There is also outreach from the local medical services to get mobile medical clinics down to Kalapana monthly.

As our neighborhood fills up it becomes harder to cope with more neighbors, noise, cars, and nuisances. By and large this is an amazing community with near unanimous acceptance and good-will. Going forward we will have problems addressing cars on the front lawn, barking dogs, and the occasional individuals who will strive to disrupt our glorious piece of paradise. We get the community we create. We are only as effective as the people we appoint to represent us, and our support of their actions is crucial for achieving change... or preventing it! I like Seaview how it is. I would do my best to mildly improve it and in general work to prevent negative change. That is no small task. Change happens with or without our consent, working to guide that is a community endeavor. The more we reach for consensus with one another the better this place will be, it's up to us to determine what is acceptable and what isn't. We need to speak as a voice when our community is threatened and work together to keep things wonderful! None of us want to be in a community where no one knows each other. I hope that one day our community Theater and Farmer's Market can reopen. I encourage all of you to participate in our community!

~ Aloha ~

## Clerk's Report by Kelly Finn

Aloha Seaview! As the person handling mailbox distribution in Seaview, I want to voice my opinion and vision of the future expansion of mailboxes and mention that currently there are boxes available to owners (we are not out). At this time, I am not in favor, for many reasons, to the mailbox committee's (not the Board's) idea to rebuild in our front park a bigger mailbox center. Reasons: 1) The front park is beautiful! To close off more of the ocean view with a building would be tragic; 2) Building a larger structure farther back from the road will create more dead or ugly space in our park where cars will park and tear up the gravel, etc. 3) The County sent us a letter (in Jan 2012) saying to move it by Mar 2012 or they would do it and we've never heard back from them; 4) It was put up by the Feds (USPS) and would need Fed action to move their box; 5) the cost \$35,000! 6) and, at the 2012 AGM the members voted to move the structure back 9 ft IF it needs to be moved.

I think we should reconsider the whole situation and beautify our front park not fill it with structures. I'd like to fix the roof on the existing structure so it doesn't leak; get the Hele-On Bus to put up a small bus stop structure with a couple of benches and work with the USPS to eventually move some of the boxes or just locate future boxes to our empty park across from the pavilion park (Nahokulele St) as then folks could walk to get their mail and we could have a community use of this park. Other ideas could be considered as well. Think before you cast your vote! Mahalo!

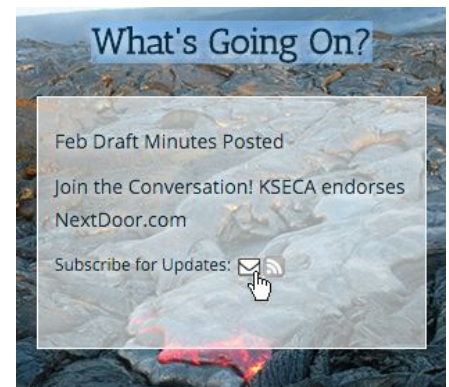
## Tech Report by Daniel Levy

### **Subscribe to New Board Posts by Email:**

1. Navigate your web browser to: <http://kseca.org>
2. Scroll down and find the 'What's Going On' Section
3. Click the email icon next to the 'Subscribe for Updates' text
4. Enter your email & confirm by opening a confirmation email link

### **Pay Your Bill Online**

1. Navigate to <http://www.kseca.org/pay.html>
2. Fill out the form
3. Pay using any major credit card or PayPal.
4. Please note that there is a 3% charge to pay online.



## Please join us on Nextdoor Seaview



Nextdoor is the free and private social network just for Seaview neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, and more.

[www.nextdoor.com/join](http://www.nextdoor.com/join) | Code: PPTFCY

## Financial Statements as of 12/31/2015 By Patti Lightcap, Bookkeeper

## ~ BALANCE SHEET ~

Current Assets		LIABILITIES AND EQUITY	
<b>Bank Accounts</b>		<b>Liabilities</b>	
1050 Barter (deleted)	0.00	Current Liabilities	
1090 Savings Account (deleted)	0.00	Accounts Payable	
5447054 Bank of Hawaii	24,202.04	2010 Accounts payable	0.00
First Hawaiian C/D (deleted)	0.00	Total Accounts Payable	\$0.00
ING Savings/Capital One	47,896.58	Total Current Liabilities	\$0.00
<b><u>Total Bank Accounts</u></b>	<b><u>\$72,098.62</u></b>	Long-Term Liabilities	
		4005 Mailbox Deposits	16,650.00
<b>Accounts Receivable</b>		<b><u>Total Long-Term Liabilities</u></b>	<b><u>\$16,650.00</u></b>
1110 Accounts receivable	175.00	<b><u>Total Liabilities</u></b>	<b><u>\$16,650.00</u></b>
<b><u>Total Accounts Receivable</u></b>	<b><u>\$175.00</u></b>	Equity	
		3001 Opening Bal Equity	-6,367.29
<b>Other current assets</b>		3010 Unrestrict (retained earnings)	63,250.75
1299 Undeposited Funds	0.00		
Total Other current assets	\$0.00		
<b>Total Current Assets</b>	<b>\$72,273.62</b>	<b>Net Income</b>	<b>-1,259.84</b>
Other Assets		<b><u>Total Equity</u></b>	<b><u>\$55,623.62</u></b>
1080 Certificate of Deposit	0.00	<b><u>TOTAL LIABILITIES AND EQUITY</u></b>	<b><u>\$72,273.62</u></b>
Total Other Assets	\$0.00		
<b><u>TOTAL ASSETS</u></b>	<b><u>\$72,273.62</u></b>		

## ~ PROFIT &amp; LOSS STATEMENT ~

<b>Income</b>		8009 Office Supplies	657.82
4 Contributed support		8010 Annual Newsletter	683.54
4010 Indiv/business contribution	37.00	8011 Postage	600.58
Total 4 Contributed support	37.00	8013 Annual General Meeting-Food	350.00
4001 Park Maintenance Fees	1,690.00	8017 Pavilion Supplies	137.91
4004 Transfer Fees	3,400.00	8018 Accounting Services	4,093.75
4007 Late Fee	5,264.82	8021 Holiday Dinner	110.72
5 Earned revenues		8022 Mailboxes	521.00
5210 Membership dues	38,068.18	8023 Website	24.32
Total 5 Earned revenues	38,068.18	8024 Quickbooks Software Support	280.24
Services	55.00	8025 Playground Repairs	2,189.25
Unapplied Cash Payment Income	5.50	8030 Park Improvements	7,036.75
<b>Total Income</b>	<b>\$48,520.50</b>	8033 PARK MAINTENANCE	8,213.09
<b>Gross Profit</b>	<b>\$48,520.50</b>	8034 Contract Labor	16,835.00
		<b>Total 8033 PARK MAINTENANCE</b>	<b>25,048.09</b>
<b>Expenses</b>		8100 Non-personnel expenses	
7500 Other personnel expenses		8140 Postage, shipping, delivery	860.51
7530 Legal fees	827.50	8160 Equip rental & maintenance	137.71
<b>Total 7500 Other personnel expenses</b>	<b>827.50</b>	<b>Total 8100 Non-personnel expenses</b>	<b>998.22</b>
		8104 Insurance	4,819.60
7541 Legal & Professional Fees	500.00	Annual General Meeting expenses	291.88
8001 Telephone	257.73	Hawaii Tribune Herald	52.00
8004 Bank Fees	7.00	RETURNED CHECK	105.00
8006 Taxes	37.44	<b>Total Expenses</b>	<b>\$49,780.34</b>
Taxes - Property	150.00	<b>Net Operating Income</b>	<b>\$ -1,259.84</b>
<b>Total 8006 Taxes</b>	<b>187.44</b>	<b>Net Income</b>	<b>\$ -1,259.84</b>

## Mailbox Membership Committee Report and Recommendation

When Dr. and Mrs. Bill Carse and family retired from UHH and moved to Kaimu in the early 1980s, Dr. Carse took it upon himself to get a petition signed by the residents of Kalapana and Kaimu to start home delivery in Puna Makai. Their son, John Carse, told us that his family's was the last mailbox on that route. There was no mail delivery to Puna Makai Red Road area until the 1980s. In the village of Kalapana there were a few decrepit mailboxes at Uncle Walter's store, but most people drove to either Pāhoa, or sometimes to Hilo, to get their mail. Uncle Walter was delighted to be able to remove the mail boxes.

The Red Road route and rural route box delivery to Seaview began in the mid 80s. At that time there was one small unit of 15 boxes that the USPS placed in the current location. As late as 1995, one of our long term homeowners told us that she had to drive to Pāhoa to collect her mail. There was no bus service at that time which made obtaining mail much more difficult than it is now. Several years later, when the USPS was running short on funds, it required the local communities to add additional cluster units as they were needed. At that time, KSECA Board authorized the purchase of several cluster units, poured cement and built a small covering for our mailboxes and bulletin boards. While making the crosswalks at that intersection in 2011, the road maintenance crew discovered that the mailboxes and the shelter were encroaching upon county easement. This was reported to the Department of Public Works, who then sent the KSECA Board a certified letter on 1/12/2012 stating that the illegal structure must be removed and replaced on KSECA owned land. We are at near capacity and will shortly run out of mailboxes for new property owners. KSECA's goal is to build a structure that is legally placed and is forward looking to be able to increase the number of units that will be needed as more and more people build homes here in Seaview.

The committee asked many questions at its inception and began with "Why Do We Need a New Mailbox Center NOW" and "What Will Best Provide the Residents of Seaview now and in the future". The current number of boxes is near capacity and while there is a limited number of boxes available now, there is no room for expansion to the non-permitted and illegally placed structure. The roof is in disrepair. KSECA received a notice from the Dept. of Public Works in 2012 that this structure must be removed which was the most important factor that spurred the formation of the Membership Mailbox Committee. The Seaview community has an opportunity to be proactive in its approach to the increasing population of our neighborhood as it moves to comply with County placement regulations.

The recommendation from this Membership Mailbox Committee is the construction of a versatile multi-function covered low profiled structure with a view between and around the cluster boxes designed to be expandable to meet future needs of a projected twenty years or about 500 individual boxes.

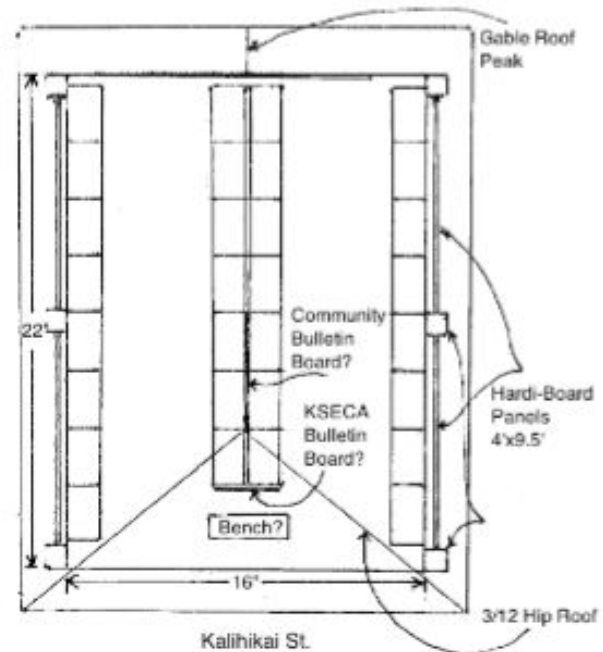
This structure would include:

- A bench or benches for bus riders
- Existing and additional mailboxes with option to add additional boxes in the future
- Roof to protect bus riders and mail boxes
- Bulletin boards for residents and KSECA businesses
- A central place to network with and see neighbors

Taking a proactive stance will allow KSECA to have control of the structure, cost, placement and take away the potential of disrupted mail service should/when the County make the decision to remove the structure. Should the County raze the structure, KSECA will be held liable for all costs of its removal which could equal or exceed the cost of the recommendation. There are currently very long waiting lists for boxes in Pāhoa, Kea'au, Mountain View and Hilo.

**Continued on Next Page**

At the April AGM you will be presented with the mailbox committee's recommendation for a new mailbox center design which reflects consideration for aesthetics,



cost, placement, as well as its ability to meet future needs. It will then become the responsibility of the members of KESCA to vote on this committee's recommendation to enable our KSECA Board to begin work on this vital project. Please become as familiar with this recommendation as you can. Additional information is available on the KSECA website.

**BOTTOM LINE...**The existing structure is an illegal structure that is a liability to KSECA and must be removed. Furthermore, it can no longer be expanded.

**Upper End Cost Estimate for the Mailbox Structure**

Surveying/grading/fill material	\$4500
Concrete slab and foundation	\$5200
Building materials	\$5800
Labor/Permitting	\$13000
Removing/Disposing of old structure	\$2200
Cost of 3 additional mailbox clusters and new bases if needed	\$4300
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Estimate Total	\$35000



All drawings are suggestive. We look for input from the Community. The AGM vote is for the recommendation, not the actual design.

## Bylaw change proposal by Kelly Finn

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### ARTICLE IV Directors, Officers and Job Descriptions

#### SECTION 3: Compensation

- A. The Officers and Directors of the Association shall serve without compensation. Reimbursement for reasonable, substantiated expenses incurred in the performance of official duties may be made when approved by the Board.

ADD THE FOLLOWING SECTION

- B. Whereas directors and officers are precluded from receiving compensation for their services as such director or officer, nothing shall preclude any director serving KSECA and receiving remuneration as contractor, or in such professional capacity for which he or she is qualified, provided that the services are specifically requested by the Board through a Request for Proposals (RFP), and the duration of such services and compensation therefore are specifically authorized in advance by the Board, and further provided that such services are performed on a contract basis and not as an employee. If a Board member replies to a RFP, said Board member will recuse themselves from review and selection of RFP recipients.

RATIONALE: Many times the Board issues a RFP for some job that needs to be done and no persons apply which may lead to the job not being accomplished in a timely manner or at all. This would simply allow a qualified Board member to apply for a RFP and be given the same consideration as all other applicants. If a Board member submitted a bid for a RFP, that person would not be involved in the review of bids or in the bid selection process.

# Seaview's Albizia Eradication Program

Since Hurricane Iselle hit our island in August 2014 with devastating results, Big Island residents have become aware of the danger albizia trees pose. During the storm hundreds of albizia throughout Puna fell over, blocked roads and damaged utility poles and lines. Seaview had 10 days of no electricity, phone, internet and no water for most despite catchment water due to the lack of electricity. In several other subdivisions with huge Albizia there were also damages to houses and vehicles.

Albizia grow fast and spread quickly; they can reach a height of 150' in just a few years while having a very shallow root system and brittle wood which makes them easily fall over and branches break off. They can get so huge that they tower over houses and all other flora and shade everything beneath them. They drop leaves and seeds that clog up gutters thus affecting the quality of the rain catchment water we all depend on in Seaview.

In 2015 Seaview held two Albizia Eradication workshops with BIISC (Big Island Invasive Species Committee) and volunteers from Seaview. Hundreds of albizia on 32 infested vacant lots, for which the owners had given their permission, were treated - for free! Giving permission can save you hundreds, if not thousands of dollars for the removal of these soon to be hazardous trees and also protect you from potentially huge liability lawsuits if a tree on your property damages nearby homes, or worse, injures your neighbor. For more information please see [www.biisc.org](http://www.biisc.org).

It's in everyone's best interest to protect our property values and the safety of your neighbors that live near these trees. Please cut off and return the signed agreement below together with your dues payment to KSECA. Donations for refreshments for the volunteers are welcome (cash or separate check marked "Donation" please). Mahalo!



### Albizia Control Program Agreement

I, \_\_\_\_\_ am the legal owner or legal representative of the owner of the property located In Kalapana Seaview Estates, TMK \_\_\_\_\_

I understand that my community is working with the Big Island Invasive Species Committee to treat young albizia trees in our neighborhood. I hereby give permission for community volunteers to enter my property for the sole purpose of treating only young albizia trees with the herbicide Milestone, as described on the BIISC website [www.biisc.org](http://www.biisc.org)

I understand it is my responsibility to notify the volunteers of any potential hazards, such as deep lava cracks, abandoned wells, etc. on my property that may not be visible.

I understand that volunteers will not treat large trees which are threatening structures, and that it will remain my responsibility to mitigate hazards posed by such trees.

#### Property Owner/Legal Representative

Signature: \_\_\_\_\_ DATE: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Email: \_\_\_\_\_

## Kalapana Seaview Estates Community Association — KSECA

Thoughtful Stewardship of our Common Parks

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**12-7017 Kalihikai St, Box 4537  
Pahoa, HI 96778-7842**

**Phone/Fax: 808-965-2607**

**E-mail to All Board Members:  
Board@KSECA.org**

**<http://www.KSECA.org>**

### Lifestyle Issues

The Board is ONLY responsible for the common parks management. Therefore it does not represent Seaview residents beyond the scope of park issues even if individuals, businesses or groups may impact your personal lifestyle.

## Lawsuit Update

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As you may know, Pat Rocco, longtime resident and prior Board officer, filed 3 separate lawsuits against our community association (KSECA). Thus far, all three have been decided in our favor and Mr. Rocco has filed an appeal. At this time, it is unclear as to whether this appeal will be heard. More recently Mr. Rocco filed 13 small claims suits against 13 Seaview individuals, some on the Board and some not; and these have largely been dismissed with the exception of one pending suit. All this legal action has cost us in the ballpark of \$15,000. Interestingly, this is the same Mr. Rocco who sued KSECA back in 1999 and 2000. Hopefully we have seen the end of frivolous lawsuits.

## Proposed Pavilion Park Changes by Scott Stone

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There is a concern with vandalism, theft and late night car traffic in the pavilion park. Cars are coming in at all hours of the night and slamming things around, dumping garbage in the free shack under the cover of night and doing who knows what else. I propose a landscape design that focuses on creating a perimeter around the park that provides food for the community as well as stopping car access into the park at night. Something with gates that could be open during the day and be closed after park hours.

## Dark-Sky Movement Celebrates the Stars By Greg Ward

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Next time you go out on a moonless, cloud-free night, take a moment to count the stars. Chances are, if you do this in central Honolulu on Oahu island, you'll be able to see 20 stars or less. If you do it on the Kauai or Maui islands you would be able to see 200 stars. Only if you live far from city lights, such as on the Big Island, will you be able to see the sky in its full glory, with 2,000 or more stars visible to the naked eye. Thanks to the diligence of Seaview neighbors we can also see the naked natural sky at night. On almost any night we can easily navigate our streets lit by only starlight and the moon, but it takes effort and awareness to keep it that way. Next time you go for a nighttime walk try putting away your flashlight and just take in our natural beauty of the night sky, listen to the rhythmic sound of the ocean, and the chatter of the birds and other wildlife that are celebrating dark skies too. Perhaps take a moment to lie on the ground and just look up and see how many stars you can count - bet you will be amazed; and have another story you can tell your mainlander friends about the natural dark-sky marvels of the Big Island and the Seaview community.

As you walk around also be aware that glare from an unshielded yard or porch light probably makes it considerably harder to navigate or to see the stars - and for older people the effect is even worse on the eyes. If you want to be legalistic, County ordinances require all outdoor lights to be fully shielded and only direct lighting downward; and most important to be off by 11 PM. So save some energy, and protect our natural dark-sky environment by shutting off your outdoor lights unless really needed.