
KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

ANNUAL NEWSLETTER 2019

SAVE THE DATE

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Annual General Meeting
Please note new start time.

Sunday,
April 28th 2019
11:00 AM

Seaview Upper
Park Pavilion
(Mapuana Ave.
& Nahokulele St.)

*See included agenda
& proxy form for
more details*



A “Love” Letter to Seaview

by Mary Rose Lili’uokalani Love

Thank goodness for 2019! It means 2018 is behind us! Today, as I listened to roosters crowing, dogs barking and neighbors arguing (loudly), I felt a flush of deep joy that we are back to ‘normal’.

Having survived the 2018 lava eruption, most of us returned home safe and sound, families healthy and happy, and hearts full of gratitude for learning what’s most important in life! Gone is the air full of toxic SO₂ when neighbors vanished, squatters cased empty homes, homes were abandoned, and the nightly blazing orange sky.

People are once again walking their dogs, bike riding, jogging, and neighbors are back to visiting one another, sharing foods, wine and recipes (at least on my street!). Waves and happy ‘honk honk, hey there’ are heard as we drive Mapuana!

I cannot bear to complain about a single thing. I’m so glad we’re mostly back and mostly settled. Yes, I wish dogs were on leashes and cars would slow down more. In an ideal world, we would all get along or settle our differences somehow. But I’ll accept our funky, quirky, beautiful, amazing community of Seaview. Happy New Year, one and all. I love us!

2018 SALES STATISTICS

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- Lot sales were down by 50%, for a total of 16
- Lot prices ranged from \$22,000-\$99,000 with an Average of \$34,906 and Median of \$29,000
- 5 homes were sold for between \$62,800 and \$200,000 with an Average of \$150,700 and Median of \$162,000



CONNECTING WITH KSECA

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- Enter your email
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- Go to kseca.org/pay
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- Pay securely using any major credit card or PayPal (3% charge added)

Get In Touch

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KSECA Member Bylaw Review Committee

A Member Bylaw Review Committee was established per the current Bylaws, consisting of seven members that were voted on to the Member Committee by the members in attendance at last year’s Annual General Meeting. The Committee’s mission was to review, simplify, and restate the KSECA Bylaws so that they are clear and follow the law governing KSECA. KSECA’s attorney has reviewed our work and found the new proposed Bylaws to be in compliance with Hawai’i State Law. These proposed bylaws are enclosed in this mailing. We ask for your support in approving these revised bylaws at our upcoming 2019 Annual General Meeting on April 28.

Clerk’s Report

by Jean Howell

There are no mailboxes available at this time. Plans have been approved and a building permit has been issued as of this writing. If you are an owner who lives in Seaview, would like a box and your name is not on the waiting list, please email: board@kseca.org attn: clerk. Provide the property TMK, physical address and contact information. A \$100 non-refundable box fee and a \$50 refundable key deposit will be due (via check or money order) at the time a box is issued.

On odd years, three Board seats are up for election. This year, those seats are occupied by Hazen Komraus, Jacob Paul Turner and Sean Crowne.

REMINDER! Please send in your completed proxies if you are unable to attend the AGM. You have received one proxy for each property owned. Each will need to be submitted. Incomplete proxies or those received after the deadline are invalid.

For a proxy to be a valid vote, one form for each TMK must be completed and delivered to the KSECA Clerk **no later than Thursday, April 25th by 4:30 p.m.** Mail ballots to the Clerk at: 12-7017 Kalihakai St. #4537, Pahoa, HI 96778.

Please pay dues before the AGM if possible. We accept checks or money orders, or you may pay online in advance. There is a 3% fee when using PayPal. Cash will not be accepted.

About KSECA

by Linda Willaby

All Seaview property owners are automatically members of the Kalapana Seaview Estates Community Association (KSECA). Each property owner is a deeded co-owner of the three 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 owner is responsible for the annual \$50 fee per lot.

Some of the things your annual fees pay for include:

- Real estate taxes on the three parks
- Insurance on all parkland protecting owners and users
- Park maintenance
- Cleaning of toilets and free box area at pavilion park
- Improvements on park properties
- Equipment and supplies necessary to operate KSECA
- Yearly tax returns and a financial audit by a CPA every two years
- Newsletter printing and mailing costs
- Mailbox structure and mailboxes

Possible Zoning Change for Seaview

by Kevin Kalley

The county is considering changing some property designations from A-3a (or Ag as we call it) to Residential in order to raise funds. Reclassifying small agriculture lots of less than 1 acre that aren't doing agriculture could bring in an extra \$1.3 million in tax revenues this year.

“There are properties under 1 acre of land that have been receiving the agricultural class tax rate when the highest and best use is residential,” the county said.

The county said the affected property owners should have received a letter in February and will see their tax classification change from agriculture to the higher residential tax rate this year.

“This is consistent with State Land Use Commission statutes which provide for the construction of single-family dwellings on lots existing before June 4, 1976,” the report states. Currently 19,604 parcels will experience a tax class rate change, 6,665 will experience an increase in taxes, with the remaining parcels not anticipated to be impacted.”

Property owners in the agricultural class pay \$9.35 in tax for every \$1,000 in property value, while those in the residential class pay \$11.10 under current tax rates.

In Puna, a 1955 lava flow created what has become Kalapana Seaview Estates. And the County officials allowed the area to be developed into residential housing lots. Although they designated our area A-3a, which means “minimum building site of 3 acres”, developers of Seaview were permitted to plat the neighborhood with lots an average of 7690 square feet. To meet the County definition of Agricultural zoning A-3a, one would need approximately 18 contiguous lots. Numerous provisions are being considered including to allow those currently using lots for agricultural purposes to continue.

Neighbor to Neighbor

by Jean Howell

As more families move into the neighborhood, each of us becomes a bit more responsible for doing our part to maintain the friendly atmosphere we all enjoy. Picking up after dogs, regardless where they are walked, is respectful to our neighbors and keeps our parks and easements clean and free of pet waste. Remember, many barefoot children and adults play in our parks. Dogs must be leashed in the parks in accordance with KSECA Park Rules and county ordinances. Please help us keep our parks clean and safe for everyone.

Thanks to the many volunteers who pick up trash in the parks, at the mailbox center, and along the roadsides. If you see a bag of trash at the mailbox center, it was left there by the one who gathered trash and is waiting for the next volunteer to take it to the transfer station. Each of us benefits from those who give of their time, effort, and materials to keep Seaview a friendly neighborhood.

Slow Down!

Aloha, Neighbors! Seaview has repopulated since the lava flow stopped; there are more people and more cars. And way too many cars are speeding in our small neighborhood. Speeding can result in beloved pets being hit by cars (I know of many) and even close calls with children on bikes (I've seen it happen). It's not worth it and it's against the law. Our 25 MPH speed limit makes sense and allows us to live peacefully, walk our dogs, let our kids play, and not fear our cats will be injured or killed. So, if you or your guests are speeding, show respect for your neighbors and DRIVE 25!

What does speeding get you? Mapuana Avenue is just 1.1 miles from top to bottom. At 25 MPH, it takes 2 minutes 36 seconds to drive it all. At 45 MPH, it's 1 minute 30 seconds. Is saving 1 minute 6 seconds (even less for those not at the top of the street) worth injuring a person or pet? Mahalo!

Notice of Intent to Run

by Jacob Paul Turner

Aloha! My name is Jacob Paul Turner and I'm running for the Seaview Board in April. I've lived in Puna for eight years now, the last two in Seaview. I'm building my house on E. Pohakupele Loop. I'm a big supporter of farming, technology, music, sustainability, happiness, family, commitment, the ocean, and hardwork. Many of you know me but others not so much. We all have busy lives and I hope you allow me to represent you in this community with your vote. Mahalo.

In Memoriam:

Sandy Hardy ~ November 13, 2018

John Christian Lloyd ~ April 25, 2018

Patrick Rocco ~ November 8, 2018

Auntie Willie ~ June, 2018