

January 1st, 2014

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Recreation Worker

Aloha Membership,

At this time, the Board of Directors would like to utilize this Newsletter to answer some frequently asked questions. Mahalo for your support, loyalty and appreciated contributions to making 2013 a fruitful year for the Association.

FREQUENTLY ASKED QUESTIONS

Q. Is membership in the Association mandatory?

A. Yes, if you purchase property within our boundaries, you automatically become a member of the Association and must adhere to all the rules and regulations established in the Bylaws and Covenants, Conditions and Restrictions (CC&Rs) for this Planned Community.

Q. What do I need to know before building a home?

A. The Declaration of Covenants, Conditions and Restrictions (CC&Rs) sets forth the requirements for building a home. A building permit and home plans need to be brought into the Longhouse office for Architectural review and approval prior to the construction of a home.

Q. Are multiple family dwellings allowed on NCA lots?

A. All lots are for single-family residence purposes only.

Q. Where can I find the Bylaws, CC&Rs and other Association documents?

A. These documents can be found at our website: www.nanawale.com or you may obtain a copy from the Longhouse office.

Q. How much are the Association dues?

A. The Annual Assessment fee for 2014 is \$89.00 per lot. Property owners are notified thirty (30) days prior to any fee increases. A notice was mailed out with your proxies in Sept 2013.

Q. Who can use NCA facilities?

A. Any member, his or her family, guests or tenants are entitled to use all common areas, subject however, to the rules and regulations adopted by the Board of Directors. Members must be in good standing with the Association.

Q. How do I gain access to the pool?

A. You will need to fill out an application and return it to the Longhouse office and a pool card will be issued once the application has been verified.

Q. How do I obtain a mailbox at the NCA Longhouse site?

A. With limited mailboxes, you must sign up to be on a waiting list at the Longhouse office and will be notified once a mailbox becomes available.

Q. What roads are County roads in this subdivision?

A. They are Nanawale Boulevard, Kehau and Hapu'u Roads and are maintained by the County, not the Association. Unfortunately, County isn't consistent with the upkeep of these roadways, therefore, the Association's maintenance crew addresses

FREQUENTLY ASKED QUESTIONS-Continued**COUNTY OF HAWAII
FREQUENTLY CALLED
NUMBERS**

Fire Department
Emergency: 911

Non-emergency: 961-8336

Police Department
Emergency: 911

Non-emergency: 935-3311

Civil Defense Agency: 935-
0031

County Council District 5:
965-2712

Transit Agency/Hele-on-
Bus/Schedules: 961-8744

Humane Society (barking
dogs) 966-5458/24 hrs.
934-5577

Public Works-Trees, roads,
dead animals on County
roads: 961-8321

Recycling: 961-5044

Water Department/County:
961-8060

US Post Office: 965-1158

Parks and Recreation: 961-
8311

Pahoa Community Center:
965-2704

Environmental Mgmt.
Dept.: 961-8083

Finance Department
(property taxes) Payment
and Billing: 961-8282

Drivers License: 961-2222

Vehicle Registration: 961-
8351

Q. What can be done about speeding cars on my road?

A. The most important thing to do is to write down key information about the speeding vehicle, the make, color, and license plate number (if possible). There is a program by the Hawaii Police Department called **Community Road Safety Watch** with its goal to reduce irresponsible drivers' repetitive speeding and reckless driving. There is a form in the Longhouse office to fill out if you witness speeding on the roadways. There are different options listed of submitting the form to the Hawaii Police Department.

Q. What can I do about loose dogs?

A. If you are aware of whom the dog(s) belong to, try and make a reasonable attempt to ask that they secure their animal. Should that fail, contact the Hawaii Humane Society and Police at the non-emergency telephone number. They will then notify the owner to ensure that the dog(s) are secured and that they are abiding by the Hawaii County Leash Law.

Q. What can be done about a neighbor's 'barn yard' animals that are causing a nuisance for me?

A. Contact the Longhouse office and we will communicate with the owner as well as report the issue to the Hawaii Planning Department who will partner with the Association on rectifying the problem.

Q. Are property owners allowed to live in tents, sheds or shacks on their lot?

A. No tent, shed, shack or car can be used for residential purposes. Any property owner that resides in such a structure is in violation of non-compliance to the Association's Bylaws and CC&Rs and will be subject to fines place against them. 99% of all property owners residing in such a structure, considered illegal in this subdivision, are purchasers doing an 'Agreement of Sales' where a payment plan is set up with the seller. When an illegal structure is reported to the Association, the Board of Directors will send out a notification for removal and property owners are given a time frame to rectify the violation before fines are placed.

Q. What can I do to have my neighbor remove an Albezia tree that is endangering my family and my home?

A. The Association does not have the legal right to enter or enforce removal of an endangering tree from a neighboring property. The Longhouse office can provide recommendations of addressing this neighbor to neighbor issue. Many times vacant lots surrounding homes are owned by people that live out of state and they are unaware of the dangers posed by Albezia trees. The office can provide a contact number of the property owner, information of your legal rights with Hawaii laws, educational literature on Albezia trees, and a list of local tree cutters, all of which can be forwarded to your neighbor.

FOR YOUR INFORMATION

Visit our website to view Nanawale Community Association's '2014 Calendar of Events' @www.nanawale.com