

AUGUST (AUKAKE) – 2024

# DA KINE



## President's Message

Your Board of Directors met on Saturday, July 13<sup>th</sup> at the KEE Pavilion. Owner attendance was good for a mid-year meeting.

On the agenda were reports from the Resident Manager, the Treasurer and representatives of the Grounds and the Facilities and Infrastructure Committees.

In addition, several items of community business were handled. Representatives from the Bergeman Group made a short presentation on the status of the Sewer Line Replacement and Electrical Service Inspection Projects.

Our Treasurer, Wendy Stafford provided us with a very favorable report. Year to date, our income is right on target at 100.1% of our projected amount.



We are over budget by 9.4% with our year-to-date Operating Expenses. This is largely due to the significant increase in our Association Insurance Policy. We are also slightly over budget in our Admin Services and Building Maintenance Categories. There is also a grounds maintenance charge to the Contract Services budget that will be adjusted and should have a positive affect on the next budget report.

Lisa Lai gave a brief report on Grounds Committee activities. They are extremely happy with the work of our new contractor, Marcos Landscaping. The appearance of our grounds has markedly improved since they have been on site. They arrive on time every day and have been on site working on many weekends without extra charges.

Bert Wilkinson and Vini Freitas gave a brief report on the activities of the Infrastructure

Committee. We will soon employ an Electrical Engineer to do an inspection of our property. We will also be retaining a Mechanical Engineer to develop the plans necessary to permit our sewer line repairs.

We also have several capital projects that have been deferred because of the unplanned sewer repairs that we have experienced. We will be looking at ways to put these projects back into our schedule.



Bert Wilkinson gave a report on Association Communications. These are challenging times. There is a lot going on.

There have been a few rumors circulating about the emergency work we are doing. We will do our best to keep you all informed through the DA KINE Newsletter, Special Bulletins and our Web Page. Now, more than ever, you should make sure that your contact information is up to date.

At the conclusion of the meeting, several owners had questions for the Board. Here is a summary of these items.

***An owner heard that the Board was considering a \$10,000 assessment to pay for the ongoing sewer line repairs.***

Those present were advised that there is no current plan to make an assessment for the sewer line work. Current work is being paid for out of our existing and reserve funds. Once the scope of the entire project is complete, we will be able to develop a funding plan to handle the work. Owners will be kept informed on this important issue.

***An owner requested a letter from the Board confirming that emergency sewer line repairs were scheduled for her unit.***



The owner was advised that she would receive letters that verified the work to be done in detail.

***An owner noted bottom units bore all the personal expenses associated with preparation, storage and repair costs of a sewer line replacement. The upper units benefited from the work but suffered minimal personal expenses. The Association should provide some credit for these costs.***

The Board noted that they recognized this problem and were actively looking into equitable options to deal with the issue.

***The same owner mentioned that the monthly maintenance fee schedule is no longer fair. People have increased the size and value of their property. Their additions add to the utility bills and maintenance of the property, but they pay less monthly fees than smaller units.***

This is an issue that has come up in the past. The Board will be making a decision on how to proceed with this matter.

***In the interest of time, an owner presented a letter to the Board with three concerns.***

***The first was the operation of illegal short-term rentals on property. These affect the quality of life on property and jeopardize the legal rental program. The owner feels the Board should report (rather than look the other way) when these are noticed.***

***The second was the inequity of the monthly maintenance fee payment schedule. This item was noted by another owner above.***

***The final issue was a request to the Board to Properly follow the Construction Guidelines Policies. The owner called on the Board to check contractor status, require permits when necessary, and to inspect the final job to confirm scope of work.***

All these issues have been reported in the past and are well documented. The Board is striving to follow the construction guidelines for all current/future projects. The Board will be taking the other recommended actions under consideration.

Thank you for your support and ongoing cooperation

.....**Walt Weiss, KEE Board President**

### ***Resident Manager's Report***

I want to start off my report by thanking all owners and residents. We just completed an inspection of the property. With very few exceptions, the entryways and lanais are clean, clear and neat. I was happy to write the best inspection report ever during my service at KEE.

Our maintenance staff continues to give us excellent service while at the same time saving us money. They continue to work on dry-rot repairs on buildings and stairways. Most recently we replaced the entire stringer on a stairway in Building #9.

They also replaced the ballasts on several of our exterior light fixtures. This was not easy, as the parts were not easily obtainable.

Bernardo did a very nice job of troubleshooting a water leak in the Eleku Swimming Pool.

We continue to move forward with emergency plumbing work. We completed work on Units 77 and 79.

Owners of units to be worked on through the end of this year have been notified and given instructions on how to prepare. Work has begun on Units 81 and 83.





The Board has decided to install non-slip strips on all the entry stairways. We are acquiring the materials and work should begin soon.

We have new gate signs coming soon. They will provide more detailed information (mostly for guests and visitors) on how to gain access to the property through the Lalo and Eleku Gates.



Many of you may have noticed that we have an increasing number of feral cats on our property. I will be acting to humanely catch and turn these cats over to the appropriate agency.

I will conclude my report by letting you all know how much I appreciate your ongoing support.

...*Marlene Almadova, Resident Manager*

**\*\*DIS ‘N ‘DAT – Did you Know the Largest Native Hawaiian Temple Site is located just a short drive from Kuilima Estates East?**

The two-acre site of Pu‘u o Mahuka Heiau is located just off Pupukea Road overlooking the Waimea Valley and Bay.

The name is translated as “hill of escape” as legend has it that the goddess Pele jumped from there to Molokai after fighting with her sister.



It was built in the 17<sup>th</sup> century and played an important role in the social, political, and religious system of Waimea Valley which was a major occupation center of O‘ahu during that period.

It is said that this Heiau had ties with another located at Wailua on Kaua‘i and that signal fires at both locations were used as a form of visual communication between the islands.

It is likely that this site was used as a heiau luakini or sacrificial temple to ensure success during conflict with other islands.

The heiau was abandoned in 1819 during a time when Christianity was spreading throughout the islands. It is now a National Historic Landmark under jurisdiction of the Hawaii State Park System.

It is certainly worth a visit to this important historical area. You can follow a path through the site. Click on the image above for a copy of the Park Brochure. The park is open daily from 9:00am to 5:00pm.



## August Events on Oahu

**42<sup>nd</sup> Annual Hawaiian Slack Key Guitar Festival – Waikiki Aquarium 2777 Kalakaua Avenue, Honolulu**  
August 31<sup>st</sup> – 5 to 9 pm \$20.00



View the mele of Hawaii's best slack key guitar musicians. For info click on the image.

Note: This event is a fundraiser for the

Waikiki Aquarium. No outside food or beverages allowed.

## Made in Hawaii Festival

**August 23-25, 2024**  
**Hawai'i Convention Center**  
**Exhibit Halls I,II & III**  
**Fri:10am-8pm, Sat:9am-8pm & Sun:9am-5pm**  
**(Ticket & Vendor details to come.)**



This event is a local favorite. It offers a great opportunity to shop the largest selection of Made in Hawaii vendors

anywhere. Click on the image above for more detail. Tickets go on sale on August 5<sup>th</sup>.



## Hawaii Statehood Day Friday, August 16th

Recognizes the day Hawaii was became the 50<sup>th</sup> State. State Offices, Universities & Schools are closed.



## August Moon Walk Waimea Valley

Saturday, August 17<sup>th</sup>  
8pm – Admission \$10

Finish up the month of August with a stroll through Waimea Valley to see the August "Sturgeon Moon" Rise over the Waimea Falls. Choose a guided tour or walk on your own. One of our favorites. Arrive at 6pm to visit food and vendor booths. Click on the image for details.



**FOR SALE OR WANTED**  
*Need an ad posted?*  
**Contact Vickie Dela Cruz at**  
[vickieldc@yahoo.com](mailto:vickieldc@yahoo.com)

## KUILIMA EAST REAL ESTATE

#10	for	\$1,498,000	FEE SIMPLE
#55	for	\$ 795,000	FEE SIMPLE*
#60	for	\$1,750,000	FEE SIMPLE
#104	for	\$1,485,000	FEE SIMPLE
#150	for	\$1,500,000	FEE SIMPLE
#168	for	\$1,388,000	FEE SIMPLE*

\* Sale pending \*\* Sold \*\*\*By Owner



## FRIENDLY REMINDERS

## HAWAII SCHOOLS BACK IN SESSION

Hawaii



Schools are back in session Wednesday, August 7<sup>th</sup>. Take care when driving in Kahuku, Laie and Sunset District during school hours.



## TIP FOR VACATION

**RENTERS** Many guests seek to check out equipment for tennis/pickleball and for the beach. Get top ratings from your guests by making sure you have some basic amenities on hand. Beach towels and tennis/pickleball equipment are the most requested items and we do not have them on hand to check out.





*FOR AUGUST 2024*

**BEN BENNETT - NIKI BENNETT**

**ARLETE BYRNE - BOB GRAHAM - MARLA MILLER**

*Let us recognize your birthday in DA KINE. Email your name to [vickieldc@yahoo.com](mailto:vickieldc@yahoo.com) - Subject: DA Kine Birthday. Mahalo*



## KUILIMA ESTATES EAST BOARD OF DIRECTORS



<b>President</b>	<b>Walt Weiss</b>
<b>Vice President</b>	<b>Lisa Lai</b>
<b>Secretary</b>	<b>Bert Wilkinson</b>
<b>Treasurer</b>	<b>Wendy Stafford</b>
<b>Director</b>	<b>Rick Rocheleau</b>
<b>Director</b>	<b>Ete Savini</b>
<b>Director</b>	<b>Vini Freitas</b>

### RESIDENT MANAGER & SECURITY

**Resident Manager – Marlene Almadova**

**Email: [kuilimaeast@hawaii.rr.com](mailto:kuilimaeast@hawaii.rr.com)**

**Phone 808-293-9974**

**Monday – Friday 9am – 2pm**

### KEE SECURITY (APEX)

**Monday – Friday 3pm-7am Saturday/Sunday 24 hours**

**Phone 808-293-9974**

### NEWSLETTER & WEB PAGE

**Bert Wilkinson & Vickie Dela Cruz**

**[baw5671@comcast.net](mailto:baw5671@comcast.net)**

### STANDING COMMITTEES

**Public Relations – Bert Wilkinson**

**Rules – Walt Weiss – Bert Wilkinson**

**Facilities and Infrastructure – Walt Weiss, Vini Freitas, Ete Savini, Bert Wilkinson**

**Grounds and Landscaping - Lisa Lai**