

APRIL ('APELILA) 2025

March Brain Teaser

*Why did the Easter Bunny
fire the Duck?*

Answer on Page 6

DA KINE



President's Message

Looking back at last year's DA KINE, former President Walt Weiss urged us all to "carefully read" the DA KINE.

I find myself now asking you all to do the same.

Your Board is working to prepare for some of the largest maintenance projects ever undertaken at Kuilima Estates East.

The work is essential and cannot be delayed. To do so would be irresponsible and costly to owners and the KEE Association as a whole.

With the assistance of Bergeman Group Construction Management Firm, we have hired Civil and Mechanical Engineers to inspect our residential waste line system.

We have retained an Electrical Engineer to do the same with our electrical service system.

They are completing technical drawings and plans. We are on an eight-week timetable to select contractors and permit the work.

Our next step is to determine the total project cost. This will be done by a competitive bid process that will allow us to select the most competent contractors at the best price.

Once the project costs are determined, we can carefully consider financing options to pay for the work. We have created a finance committee to do this work.

I must say with some certainty that we only have a few financing options. The Association can take out a loan or call for an Owner's Assessment. At this point, the assessment option seems to be the best choice. An assessment could be \$15 thousand or more per unit. An option to

make limited installment payments might be possible if we can match the payment schedule to the work schedule.

I urge you all to prepare for an assessment notice that could come as early as June or July of 2025.

Keeping you all informed will be of the highest priority. We will use the DA KINE and Special Bulletins to communicate. We also plan to have a "Town-Hall" meeting when we have a handle on the scope and cost of the work.

When I am on the island, I also plan to set up at least one informal "chat" meeting per month. I will announce the date and time and be present at the pavilion to meet and talk with anyone who shows up.

I will answer your questions and listen to your suggestions and....yes....even your complaints! I may be joined at times by other Board Members. The first of these will be on Saturday, April 19th at 9am at the Pavilion.

I also plan to set up a "Contact the Board" link on our website. This will give you the ability to send an email to the Board when necessary.

The next scheduled meeting of the Board of Directors will be 9am, Saturday, April 26, 2025, at the Pavilion. We plan to have remote access set up via Zoom.

My best to our Resident Manager who just completed her 12th year of service to our community in March.

My complements to all the Board Members working on various committees minding our finances, grounds and property.

Bert Wilkinson... KEE Board President



Resident Manager's Message



Waste Line System Work

Work in Building 1 is ongoing. We will complete units 1 through 4 on March 29th. On April 1st we will start working on units 9 through 12. The planned completion date is April 30th. No further work will be scheduled until we have plans, permits and funding in place.

General Maintenance

Our staff continues to save us money by completing amazing work. Some of our trash containers were deteriorating. Team key welded wheels, repaired rotting bottoms and repainted. The result was a "like-new" container that would have cost between \$3 to \$5 thousand to buy.



We Restored Trash Bins



Big Savings



Continued Path light replacements near Building 10.



Painted Parking lot signage posts



Completed Maintenance of the Company Truck (On Site by Our Staff).

Chickens and Roosters

We continue to look for solutions to the increasing number of chickens and roosters on property. They are hard to trap. We paid for a service that failed to catch any birds. We investigated a City/County program to help pay for removal of chickens from private property. Our community did not qualify.

The landscape committee continues to work on possible solutions.

Friendly Reminders for April

Spring break period is here and the summer tourist season is coming. Given this, we expect a lot of guests on property.

Keep Your Contact Info Up to Date

This is important if you do not live on property. We need to get in touch when a problem occurs. If you vacation rent, we also need to have your agent's contact info.



© CanStockPhoto.com

Manage Your Vacation Rental

Owners or their agents are responsible for handling the needs of your rental guests. I always respond to emergencies. Then I will contact you or your agent to take over and handle the problem.

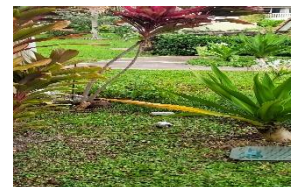
Please make sure your guests have access to the property and to the unit they rented. They should have a number to call if they need assistance. They should be aware of basic parking requirements and our house rules on quiet time, pool use, smoking and, scheduling use of the Tennis/Pickleball Courts

Please Post Condensed House Rules in Your Rental Unit

Recently we have had problems with guest hanging towels and clothing over stair and lanai railings and discarding trash on the grounds. See photos.



Clothing on Rails



Beer Cans Thrown from Lanai

Thank you so much for your support!

Marlene Almadova.....Resident Manager



SPECIAL ASSESSMENT IMPORTANT INFORMATION FOR OWNERS – PLEASE READ CAREFULLY

Special Assessments

As noted in the President's Message we are headed for a Special Assessment to fund the Residential Sewer Line and Electrical Service System Repair and Replacement Projects. We hope that this article will help you to better understand this process.

Need

The need for a special assessment by any HOA is caused by an unplanned expense that cannot be paid for out of the existing budget. Such expenses cannot be delayed.

Avoidance/Reserve Fund

Our HOA has a Reserve Fund to pay for major expenses. Money is set aside annually to pay for planned work such as roofing, painting and asphalt repair. While the Reserve Fund has been sufficient to manage most such repairs, the scope of this work is outside the available reserves.

Residential Waste Line Failure

In 2023 we started to experience failures of our residential waste lines. Repairs were costly. Owner and HOA insurance were affected. In 2024 we were put on notice by our insurance carrier. If we did not convince them we were dealing with the problem, they would drop our coverage.

After a complete camera inspection of our systems, we realized the system needed to be replaced.

Electrical Service System

In 2023 we also started to experience failures in the electrical panels in some units. These repairs were also costly. Our experience with the plumbing problems

caused us to immediately inspect the system. It needs significant repairs.

How an Assessment Would Work

The Board must determine an accurate total to pay for the work to be done. We will have that figure established after we have received competitive bids for the work and have selected our contractors.

The Board will then establish the amount to be assessed to each unit owner based on the same fractional percentage that is used to calculate the monthly maintenance fees.

Payment options will be considered if they can be matched to the payments due to our contractors. Owners can choose to pay the total amount.

Owners **may** be offered the opportunity to pay in two or more installments. This option has not yet been confirmed as doable.

Notice

Owners will be provided as much notice as possible to prepare for the Assessment. We will hold Town-Hall meetings, issue special bulletins and mailings as necessary. We will do our best as a Board to answer your questions.

Estimated Timelines

Mid-April	Issue Electrical Bid Document
Mid-May	Choose Electrical Contractor
June 1 st	Issue Plumbing Bid Document
July 1 st	Choose Plumbing Contractor
Mid-July	Establish Assessment
Mid-August	Establish Work Schedule
	Notify Owners
TBD	Assessments Due
TBD	Start Work

Keeping you informed on these important dates are our highest priority.



FOR SALE OR WANTED

Looking for a unit for my Father to purchase. He wants to move to Kuilima Estates. Prefers a bottom floor unit but that is not a deal breaker. If you are interested in selling, Contact Joel Hehn 808-426-6393

Need an ad posted? Contact Vickie Dela Cruz at vickieldc@yahoo.com



REAL ESTATE

39 for \$1,495,000 FEE SIMPLE
#114 for \$1,998,000* FEE SIMPLE

* Sale pending ** Sold ***By Owner

**DIS 'N 'DAT – The History of the Peep



Easter Sunday is approaching. The stores have been filled with

Easter candies, baskets and other gifts for over a month.

Americans will spend nearly \$2 Billion on Easter Candy this year. Just slightly behind Halloween. Christmas and Valentines Day are not even close at about \$1 Billion.

Jellybeans, Chocolate Bunnies and Chocolate Eggs are among the most popular Easter Treats. But far-and-away, Peeps are the most popular seller. Over 700 million will be sold this year.

If you lined up all the Peeps made this year, the line would stretch around the world twice!

So where did the idea for these colorful chick-shaped marshmallows come from?

Turns out the Peep has a very interesting history.

In 1910, Sam Born, a 19-year-old immigrated to New York from Russia. He came from a family of chocolatiers and went to work in Brooklyn in the candy business. Turns out he was very innovative.



Born invented a time-saving lollipop machine that automatically inserted sticks into the hard candy. Could this be the original source of the phrase "A Sucker is **Born** every Minute"? He also devised improvements to the making of chocolate sprinkles and coatings.

Soon, he opened his own retail store. His business expanded and grew and by 1940 he had a huge factory in Bethlehem, Pennsylvania. His company JUST BORN INC. produced the Mike and Ike and Hot Tamales Candies.



In 1953, Born purchased a company that was making a chick-shaped marshmallow candy with wings. Folks loved it, but it took a team of dozens of workers over 27 hours to produce a batch. Each peep had to be hand-squeezed through a pastry tube. Not a very cost-effective process.

Enter Sam's son Bob Born. Just as innovative as his father, Bob designed an automated process that reduced a 27-hour job to just 6 minutes. The wings were gone, but the modern Peep was born. It is now available in versions for all holidays. But there is more to tell so here we go.

- Peeps are very durable, if not indestructible. In 1999 researchers at Emory College tried unsuccessfully to break them down with all kinds of chemicals. They finally gave up and declared that Peeps were "invulnerable".
- The World Record for Peep eating is 255 consumed in 5 minutes.



- Peeps are Media stars. They have starred in several sitcoms including SouthPark and Malcom in the Middle.

Finally, something we all know. Peeps never get stale. We all ignore the expiration date on the packages and eat them no matter how old they are. What a treat!

April Events on Oahu



Family Friendly Easter Events
April 4th through April 20th
Many Locations

We never knew there were so many family friendly Easter events on Oahu till we found the *Hawaii Parent* site on the web. For info on Bunny Photos, Egg Hunts and even a Bubble and Butterfly Party, click on the image above. Enjoy!

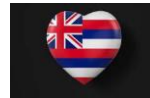
42nd Hawaiian Scottish Festival and Highland Games - Sat & Sun April 5th & 6th
9am to 4pm



Thomas Jefferson
Elementary School
324 Kapahulu Avenue

Witness a gathering of the Clans in this Scottish Festival. Music, Food, Vendors and Scottish Athletic Competitions. Just too much to describe so click the link above for full info on this event. Click the image for details.

HEART of Honolulu Street Festival



Sat April 12th – 11am to 4pm
Nu'uuanu Ave & King St. – Free

Enjoy the HEART of the Chinatown Arts District, including art, live music, food, creative local vendors, performances and the HEART STRUT Parade. Admission is Free – Click the Heart for more information.



Earth Day 2025
Tuesday, April 22nd
Our Power Our Planet

Earth Day is an annual event on April 22 to demonstrate support for environmental protection. First held on April 22, 1970, it now includes a wide range of events coordinated globally by EARTHDAY.ORG. For more information on Earth Day and Earth Day Activities, click the logo above.

20th Annual WAIKIKI SPAM JAM

Hawai'i Food Bank Fundraiser



Saturday April 26th
4-10 PM
Kalakaua Ave @
Lewers St. Waikiki

Free Admission

Looks like this Block Party is a lot of fun. Live entertainment on two stages, fun activities and all the Spam dishes you can handle. Click the logo for info.



HAU'OLI LA HANAU



FOR APRIL

ROBERTA DUNCAN

GAYLE ROSE

MALIA RZEPLINSKI

VERA STONE

Let us recognize your birthday in DA KINE. Email your name to vickieldc@yahoo.com – Subject: DA Kine Birthday. Mahalo

Brain Teaser Answer

*Because the Duck was
Quacking the Eggs*



Sunday April 20, 2025



KUILIMA ESTATES EAST BOARD OF DIRECTORS



President	Bert Wilkinson
Vice President	Vini Freitas
Secretary	Mary Widiner
Treasurer	Wendy Stafford
Director	Rick Rocheleau
Director	Ete Savini
Director	Lisa Lai

RESIDENT MANAGER & SECURITY

Resident Manager – Marlene Almadova

Email: 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

STANDING COMMITTEE BOARD ASSIGNMENTS

Public Relations – Bert Wilkinson

Rules – Mary Widiner

Finance – Mary Widiner, Wendy Stafford

Facilities/Infrastructure – Bert Wilkinson, Vini Freitas, Rick Rocheleau

Grounds and Landscaping - Lisa Lai