



Your Monthly Brain Teaser:

What did Dad say when Mom asked him to help fix Thanksgiving Dinner?

(Answer on Page 5)

DA KINE

President's Message



As you receive this edition of DA KINE, Your Board of Directors will be meeting for the final time in 2025.

This is a very important meeting that will include the adoption of the 2026 Budget as well as an update on the Waste Line and Electrical System updates. We will also have a presentation on options for financing the work.

This issue of DA KINE will be filled with the reports of our standing committees and working groups so my comments will be brief.

I believe you will find some good news coming out of the work of our committees.

I cannot say if Kuilima Estates East has ever faced the challenges that we are currently dealing with. As a community, we will work through these and we will come out better than ever.

As we approach the Holiday Season, let me take this opportunity to wish you all the best. I also want to thank you for your support.

...Bert Wilkinson, KEE Board President



Resident Manager's Report:

I want to start off by reminding everyone that KEE has Blackout (work) Days during the holidays.

On these days, no remodeling or contract work is allowed. Of course, this does not apply to emergency repairs.

This year the Blackout Dates are the Wednesday before Thanksgiving (11/26/25) through the Sunday following Thanksgiving

(11/30/25); and, from 12/24/25 through 1/2/26.

November is the time when we complete our annual fire equipment inspection. Our vendor will be on site to inspect all fire extinguishers.



We will also schedule the removal of three (3) Autograph Trees bordering Kuilima Drive near Building 1.

We are going to place nets over 15 coconut palms to test the effectiveness of protection from the coconut rhinoceros beetle. If this works, it will be a cost-effective way to save our trees.

Other than that, we have no major projects scheduled for the remainder of 2025. In October your maintenance crew worked on the following:

Painting: Curbs, Entries, Trash Room



Replacement of Sprinkler Controller and irrigation line repairs.



Mahalo for your support

...Marlene Almadova, Resident Manager



Treasurer’s Report



Wendy Stafford briefed the attendees on the status of our budget. A review of the 2025 financial reports through the end of

September shows a net surplus in our operational accounts. Only a few operational line items are in the red and the dollar amounts are small. Our revenue stream is on target. At this point we feel that we may end the year with unexpended operational funds. If so, those monies will roll over into the Reserve Fund.

Grounds Committee



Bob Graham reported the activities of the Grounds Committee have been focused on inspections of the property and providing feedback to our landscaping contractor. Their work is focused on maintenance of the grounds but they continue to develop a list of enhancements to the grounds which could be considered when funds are available.

Infrastructure Committee

Bert Wilkinson and Rick Rocheleau provided updates on the Waste Line, Electrical and Mailbox Projects.



We are close to hiring Warrior Construction to complete the sewer line work. We were not satisfied with bids submitted by Plumbing Contractors. We rebid the work to allow General Contractors to respond. Warrior was the clear choice. The bid for the work was \$2.1 million. They will do the work faster as they do not have to sub-out pieces

of the work. We hope to have the contract finalized and signed in November.

We were not happy with the bid responses for the electrical work. The original plan was to seek bids from contractors that included development of design documents. Some contractors did not bid because they lacked the resources to do the design work. Those that did came in with extremely high costs for design services.

We are now going to hire the electrical engineer that did our inspection to create the necessary design documents. This will cost us about \$35 thousand. This is a bargain when compared to design bids from contractors that exceeded \$200 thousand.

The engineer will also prioritize the work to identify fire/life safety issues. These will be done first. All other repairs will be scheduled out over a five-to-seven-year period and built into our future reserve fund plan.



Our mailboxes are falling apart. They were scheduled to be replaced three years ago and since then, the

contractor that we were dealing with has gone out of business. Thanks to the Bergeman Group, we have identified a firm to manufacture mailboxes that will fit our existing kiosks. The individual mailboxes are a bit smaller but there are more parcel boxes included. We are looking at funding the mailboxes along with the electrical and waste line work. Thanks to Bergeman Group for putting a significant amount of time into the mailbox project as it was not part of our contract agreement to do so.



Finance Committee



Mary Widiner provided a summary of the financing package that the Board has adopted to pay for the waste line, electrical and mailbox work.

The Board considered two options. An owner assessment and a loan. At first, we were only looking at paying for the waste line work. We did not know about the electrical issues. We also felt we did not have much time to get funding set up. An assessment did not require owner approval so it seemed the one-time assessment would be the way to go.

Then the need for electrical and mailbox repairs surfaced. We also had to rebid the waste line work. This made the construction loan a much better option.

Other concerns included the financial burden on some owners who were unable to pay an assessment without some personal financing and the need to attain a 100% collection rate to fully pay for the construction work.

The construction load is basically a line of credit. Once the loan is approved and permits are issued, we can start paying the contractor from this loan as the work progresses. We



only pay interest on what we have disbursed to pay the contractor. At the end of the construction project, we will convert this loan into a longer-term loan.

The initial interest on the loan has been built into our 2026 budget.

Another advantage of the construction loan option is that it can be used to pay for some, or all the costs of the electrical and mailbox work when those costs are determined.

We have applied to Bank of Hawaii to fund the project. We have history with them as we used them to finance the purchase of the leasehold on our property.

We will need a 51% written owner approval to proceed with the loan. We will be reaching out to owners for approval by late November/early December.

Mary concluded her presentation by stating that she would be happy to answer any questions and that she could be reached at 805-637-8595

Public Relations



Bert Wilkinson announced the creation of an email account to open another channel of communication with the Board. The email is listed on our website and on the Board of Directors page of each DA KINE. The email address is kuilimaeastboard@outlook.com.

We are looking at improving the Zoom Meeting Platform. We would like better audio and video feeds and are looking into recording the meetings.

We continue to work on keeping our webpage updated. Owners were reminded that the required letter of authorization for STR rental license applications can be found on the website by clicking on the documents tab.



2026 ANNUAL BUDGET



Wendy Stafford and Mary Widiner gave a brief overview of the approved 2026 Budget. We are looking at an 11% increase in the Monthly Maintenance

Fee to cover 2026 expenses.

We are building more dollars into our monthly water bill. It increased in 2025. We will be looking into reasons for this.

We added money to cover a salary increase for security services and in the building maintenance account to cover tree work, building and miscellaneous repairs and purchases.

We also planned for a significant reserve fund contribution in 2026. We need to rebuild this fund after drawing on it for so many emergency plumbing projects over the past several years.

A bright spot in the 2026 budget is that we expect a significant decrease in Insurance costs. We have also signed a new contract with Spectrum that will offer us upgraded internet services and other additions at a significantly reduced rate.

These savings allowed us to hold the Monthly Maintenance Fee increase to the 11% recommended level and to start to rebuild our Reserve Fund.

****DIS 'N 'DAT**

Hawaiian Chickens – Not Turkeys

Thanksgiving is the most popular United States Holiday. It is a national holiday



celebrated in the United States and Canada.

So why did we decide to write an article about

chickens when the holiday is dominated by symbols of pumpkins and turkeys?

Mainly because chickens are everywhere on the Islands. Turkeys are only found at the grocery store. It seems you cannot go anywhere in Hawaii without seeing (and hearing) chickens.

We were curious about where they came from and how they spread so widely. Afterall, you don't find chickens so publicly present anywhere else in the United States. We were surprised at what we found.

The first chickens in Hawaii did not come from European explorers. They were brought to the islands by Polynesian voyagers.

They were ancestors of the domestic chicken found in southeastern Asia called the Red Junglefowl or Mua. They have been, and still are, a source of meat and eggs in Asia for over 5,000 years.

They were an important food source for the ancient Hawaiians. Their feathers were also prized for decorating the cloaks of Hawaiian Chiefs and Royals. But they were not everywhere as they are now. So how did that happen?



Domestic chickens were brought to Hawaii by European settlers in the plantation era (mid to late 1800's).

Not only were they a food source but the Spanish introduced the sport of chicken fighting which became a very popular social and gambling activity. They were confined but during the decline of the sugar industry many were released into the wild where they interbred with feral (Red Junglefowls). According to researchers, these hybrids have supercharged survival skills.



The feral population started to grow. The mixed breed of chickens was more robust and thrived due to lack of predators.

They are often considered a nuisance. Males are loud and they do not just crow in the morning. They interfere with traffic and damage landscaping and farmland in their incessant efforts to scratch up food.



There have been efforts to keep the chicken population under control. But these hybrid chickens are smarter than we think.

In 2022 Oahu spent \$7,000 on traps but caught less than 70 chickens. Attempts to pass laws to fine people for feeding chickens have failed. They are not prized as a food source because they are tough and stringy.

According to experts, chickens are winning the battle with us humans.

Their growing numbers threaten the environment, disturb residents and create health concerns.

This year we learned of a new state law that mandated the Agriculture Department to work with local governments to control the feral chicken population. A working group was also created to study the problem and develop humane options to control the chicken population.

Believe it or not, there are feral populations of animals all over the world that are difficult to deal with. Australia is dealing with too many rabbits. Florida has a problem with python snakes. New York city has a rat problem.

Experts advise us that getting control of invasive species requires more than traps and poison. We humans must stop making things easy for them.

SO..... LET'S ALL HAVE CHICKEN FOR THANKSGIVING THIS YEAR!!

November Events on Oahu

Annual Makahiki Festival and Te Moana Nui Games – Waimea Valley
Tuesday, November 11th – 8AM-4:30PM
Admission \$5.00



Would you enjoy witnessing or maybe even participating in the traditional games of Hawaii. The events include Coconut Tree Race, Foot Race, Stone Lifting and Wrestling.



There will also be live music, food, hula, vendors, and other cultural activities all associated with bringing in the Makahiki or Hawaiian New Year. For more information click the image above.

Wahiawa Lions Club 77th Annual Veterans Day Parade and Celebration
10 AM–2 PM
Tuesday, November 11, 2025

Wahiawa

The Royal Hawaiian Band leads off the festivities at 10 AM.

The Parade Starts at Wahiawa District Park and proceeds up California Avenue to Ka’ala Elementary School. This year over 80 marching units are expected to participate. Festivities continue at the park after the parade. Click image for more information



Waikiki Holiday Parade
Friday, November 28th, 7 - 9PM
Kalakaua Ave, Waikiki,



Ft. DeRussy Park to Queen Kapiolani Park

Set on the first Friday after Thanksgiving to commemorate the heroes of Pearl Harbor and usher in the holiday season. Spectators are treated to Marching Bands, Pearl Harbor Survivors, Entertainers, and a whole lot more! Click the Image for more information

FOR SALE OR WANTED

No Current Listings

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

REAL ESTATE

No Current Listings



PLEASE NOTE THIS FRIENDLY REMINDER

Owners that rent are responsible for the actions of their guests, agents and cleaners.

Examples of recent problems include:

- Guests drinking alcohol in the pool area and using pool furniture as diving boards.
- Cleaners and their friends using the pool.
- Owner agents who are not available to handle problems and want our Resident Manager to do their work.
- Guests who arrive without sufficient information on how to enter the property and how to get into the unit they are renting.
- Units with more guests than allowed by short term rental regulations.

Thank you for helping us preserve the quality of life that Kuilima East Estates provides us.



HAU'OLI LA HANAU



Omar Enriquez

Lisa Lai

Holly Hamilton

Cherri Tsukamoto

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

AND LET US NOT FORGET

*We extend our utmost gratitude to those who have served our country in the military past
and present. We wish you the best on these upcoming holidays*



Your Monthly Brain Teaser Answer:

*What did Dad say when Mom asked him to help fix
Thanksgiving Dinner?*

Why? Is it Broken?



KUILIMA ESTATES EAST BOARD OF DIRECTORS



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

New Board Email: kuilimaeastboard@outlook.com

(Please allow us volunteers some reasonable time to Respond)

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 COMMITTEES

Public Relations – Bert Wilkinson

Rules – Mary Widiner

Facilities and Infrastructure –Rick Rocheleau, Vini Freitas, Ete Savini, Bert Wilkinson

Grounds and Landscaping - Lisa Lai

Finance – Wendy Stafford, Mary Widiner