

# LEILANI ESTATES NEWSLETTER



Issue 002

30 December, 2025/Vol. 002

## A Message from the 2025 President

Dear Leilani Estates Community,



As we close the year, I want to thank our homeowners for their patience, engagement, and commitment to our community. This year brought both progress and challenge, and while not every conversation was easy, the majority of the Board remained focused on their responsibility to act in the best interest of the Association.

We made important strides toward stability, transparency and long-term planning, and we hope that the 2026 Board will continue this work in the coming year. Our community is strongest when we move forward together with respect, accountability, and a shared vision for a healthy future.

Thank you again for your trust and involvement. Wishing you and your loved ones a peaceful New Year filled with health, positivity, and continued progress for Leilani Estates.

With appreciation and hope,  
President Richard Willing  
Leilani Community Association 2025 Board



## IMPORTANT DATES TO REMEMBER!



**November 30<sup>th</sup>** - All Nominations for the 2026 Board were due

**December 11<sup>th</sup>** - Announcement of Candidates (at the December Board meeting)

**December 24<sup>th</sup>** - All member information provided to ElectionBuddy

**December 27<sup>th</sup>** - 2026 Candidates Forum held from 1-3 pm in the Pavilion

**January 2nd - January 25th, 2026** - You are invited to vote electronically or by paper ballot.

**January 25th** - Ballots (or your e-vote) MUST be received by ElectionBuddy. Any arriving later will not be counted, so vote as soon as possible!

**January 30<sup>th</sup>** - Designated Election Committee member receives the election results

**January 31st** - Annual Members Meeting in the Pavilion at 1:00pm





## 2026 ELECTION BALLOT INFORMATION

You are invited to vote electronically or by paper ballot for the 2026 Leilani Community Association (LCA) Board of Directors **Candidates and Motions** from January 02, 2026 until January 25, 2026.

This election is run via ElectionBuddy as approved by the current LCA Board of Directors. ElectionBuddy, a world-class organization with industry-specific voting processes and a cloud-based voting platform.

Your voting choices, whether by paper ballot or electronic voting, remain anonymous to LCA staff, volunteers, and other voters.

Your **unique access key**, assigned by ElectionBuddy, can only be used once to vote in this election for the 2026 LCA Board of Directors, and the enclosed Members' Motions ballots.

Your voting choices: (1) electronic ballot, (2) paper ballot, and (3) by Proxy Form.

Electronic voting is available if the LCA received your e-mail address by 12/24/2025. Otherwise, you will receive a paper ballot.

A vote via the ElectionBuddy **electronic link** will supersede a vote by paper ballot.

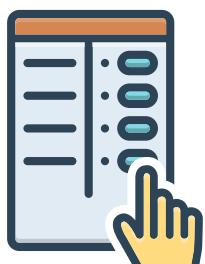
Paper ballots must be received by **01/25/2026** in the ElectionBuddy office (located in **Henderson, Nevada**) to be valid for this LCA election.

**A proxy form is available if you want to assign your votes to another Leilani owner.**

**You can assign your votes to another Leilani owner for:**

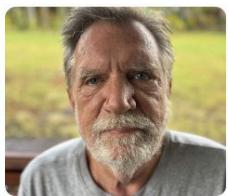
- (1) 2026 Board of Directors Ballot,
- (2) Motions Ballot, and /or
- (3) Voting at the Annual LCA Members Meeting on 01/31/2026.

A proxy form is included in your email ballot (if voting electronically) or your mailed paper ballot (if voting by mail) which you will be receiving shortly after **January 7th**, depending on the USPS.



# Good luck to all 2026 LCA Board of Directors Candidates!

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## Richard Willing, President - 2025 Board

I am currently the 2025 Board President. I originally purchased Leilani property in 1987 and finally retired here in 2005, was immediately the Director of Neighborhood Watch and a member of the BOD for eight years. I am strongly in favor of enforcement of our CC&R's and have worked this past year with our team to terminate our lawsuits, to correct our Members list, clean up the accounting and record keeping mess we inherited while making improvements to our LCA playground and facilities.



## Shannon (Smiley) Burrows, Vice-President - 2025 Board

Aloha Leilani Community Association friends, It has been a pleasure serving on the board this past year. One of my goals in joining the board was to create peace and function in our community. I also have been very involved in the eruption recovery efforts, serving as a community co-chair on the County's Revitalize Puna team. I hope to continue my efforts and am seeking re-election, mahalo for your support.



## Marianne Farrell, Treasurer - 2021, 2025 Boards

Having been appointed to the 2025 BOD and voted in as treasurer, I appreciate the support I've received from fellow board members and the community. I served on the 2021 board for a full year term and have focused on improving our park. I've volunteered my time to open the park on weekends and Michael's days off, cleaning the bathrooms, picking up rubbish and weeding the flowerbeds. I was asked to be on the bylaws committee to help meet the goals of the members' motions at the annual members meeting. Thank you for your support.

V



## John Segalla, Secretary - 2025 Board

As a current board member, I ask for your vote so I may continue to bring positive change to the LCA. Working with Richard, Smiley, Marianne and Janice, as well as a dedicated office staff, our team has focused on long overdue problems ignored for many years. Financial health has improved with rigorous scrutiny on past errors. The community center has received new security cameras, lighting, and a long overdue termite eradication coming in February. Volunteerism is steady, with members stepping up to save thousands in costs. Many challenges still await, but we are pulling together to put our community first. Please consider voting for Mark Hauanio and Jim Penny as a vital addition to our existing team. They both excel in volunteerism and have been powerful examples of leadership. Aloha.

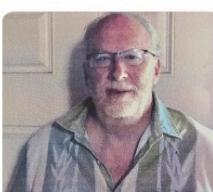
T



## Janice Tucker, Initial Treasurer - 2025 Board

As a new 2025 board member, serving first as Treasurer and then as a Director, I can honestly say it's been a real growing experience. I've learned a great deal about what it means to live in and support an HOA. While it's been challenging at times, overall it has been a wonderful experience. I bring with me over 40 years of accounting experience across real estate, aerospace, and film and television, including creating budgets in excess of \$10 million and implementing accounting systems, policies, and procedures. I feel the board has accomplished some great things this year as we've worked to move forward—updating, modernizing, and improving how we support the community, especially when it comes to financial clarity and ease. I've also met many wonderful community members who are proud of Leilani and genuinely want to help it continue to grow. I look forward to serving on the 2026 board again, if you'll have me.

E



## Alan Morrow - 2023, 2024, 2025 Boards

In 2016, my wife Janet and I purchased property in Leilani Estates, drawn to its natural beauty, aloha spirit, and strong sense of community. This is truly the place for us, and we've been committed residents ever since the 2018 eruption impacted so many of us. As a retired engineer and engineering manager with extensive experience in budgeting, project management, and problem-solving, I bring practical skills to the board. I joined the LCA Board in late 2022 and have served as both President and Treasurer. 2025 has brought challenges with higher expenses and renewed legal issues. If re-elected, I will focus on assisting in internal improvements to our finances and accounting, effectively utilizing grant funds to upgrade and repair facilities, and working to minimize lawsuits and keep mandatory fees as low as possible. Leilani is our home. Mahalo for your support and vote!

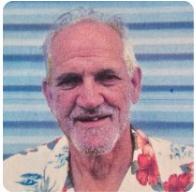


# Good luck to all 2026 LCA Board of Directors Candidates!

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## Rod Kindel – 2023, 2024, 2025 Boards



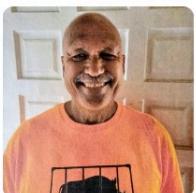
First LCA visit 1998. First lot 2010 now a lava lot. Retired midlevel management / engineer. Specialist in creating / writing control documents / work instructions / policy / procedures / procurement specifications. I am that guy. Who protects the membership by calling out the current board fiduciary deficiencies like refusal to follow our procurement policy, refusal to adhere to State Statutes (breaking the law). If there is another frivolous meritless lawsuit my meticulous presentation of documentation of the offences will come out of the perpetrators' pocket, not the membership funds. My logo is "say what you intend to do then do it". Look at the 2025 bio's to see who promised what and did not deliver inclusion, transparency, court mandated audit, fails every single one. Click bait false promise votes, reality is you were conned please do not make that mistake a second time.

V



## Jim Penny – 2021 Board

Many years of mainland corporate, and HOA board experience. Also, Leilani Board and Neighborhood Watch experience. Have lived in Leilani since 2016. My pledge to each of you is simple: I will ALWAYS do what is in the best interests of Leilani.



## Mark Hauanio – 17 years Leilani Boards

Aloha Kakou! (Greetings all) My name is Mark H. Hauanio. I've lived in Leilani Estates since 1982 with my wife and family. I established the Neighborhood Watch program in 1996 and have served on Leilani Boards for 17 years. My priority if elected is to serve the community as best as possible with a collective board effort. Having Honest, Trustworthy Board members will make things right. Laulima (working together). Mahalo.

T



## Patty Jones

I've lived in Leilani since 2017. I'm a retired elevator mechanic and manager. Pre-eruption there existed a familial atmosphere in Leilani and I want to foster that camaraderie again. I will bring integrity and my Kuleana to the board with critical thinking and problem solving. My focus will be on the continuing health & welfare in the best interests of the Leilani Estates community. I want the community to have a voice; for their questions to be answered in a timely manner, openly and with honesty and clarity. I don't want members silenced who present an opposing point of view. I'm looking forward to 2026 with hope for change. Mahalo nui loa

E



## James Dixon

I am a retired Science and Math teacher. I have lived in Leilani Estates for 4 1/2 years. A board member should try to improve our community with no benefit to oneself other than by making Leilani Estates a more desirable place to live while increasing our property values. I have agreed to run as a member of the board because I want to create a bridge to stop the conflicts that have plagued our neighborhood for several years. Infighting and self-serving agendas harm our community. I want to work to put an end to that. Mahalo



For more information, go to: <https://leilani-estates.org/>



**December 27<sup>th</sup> 2025**  
**2026 Candidates Forum held from 1-3 pm**  
**Leilani Pavilion**



**2026 Candidates pictured here from left to right:** Mark Hauanio, Jim Dixon, Patty Jones, Shannon "Smiley" Burrows, Rod Kindel, Richard Willing, Jim Penny, Marianne Farrell, Al Morrow, Janice Tucker and John Segalla.



The 2026 LCA Candidates Forum was held on December 27th from 1-3 pm. There was a moderator who asked questions that had been submitted by members to the Leilani Office.

Questions and responses from the Candidate's Forum will be forthcoming and posted on the website as soon as possible. Thank you to those that attended and thank you Candidates for participating! Best of luck to all of you!

## **MOTIONS FOR THE ANNUAL MEMBERS MEETING**

ALL members are allowed to vote on the following motions. Normally, motions are brought up at the Annual Members Meeting (still allowed), but non-residents are deprived of the opportunity to express their opinions. The following five motions were made in advance by members to be included in this election packet sent to ALL members. The first 4 motions must receive 2/3 of the votes cast to pass, and the 5<sup>th</sup> must receive a simple majority to pass. **Please respond to these motions when returning your ballot or voting electronically.**

**MOTION 1** – Change the bylaws to mandate an annual audit in December prior to our Board of Directors election and the Treasurer's final report at the Annual Meeting. Currently, audits are performed at the request of the Board. This change makes an audit part of the annual schedule of our Association. December is mandated to ensure any problems are known prior to the election and that the Treasurer presents audited results to us at the Annual Meeting. It also ensures that the records handed over to the new Treasurer are complete and accurate.

**MOTION 2** – Change the bylaws so that any Director who misses three (3) consecutive monthly meetings has resigned from the Board and must be replaced. Our community needs active Directors, each helping with all the work involved in governing our community.

**MOTION 3** – Change the bylaws so the LCA and their representatives, the Board of Directors, must settle all disputes with members and outside entities (ex. vendors) via mediation and then binding arbitration. Our community has spent hundreds of thousands of dollars on lawsuits and lawyers over the last several years. Some of these were brought by members, some by the Board in the name of the LCA. This money could have been used to improve our community, and we want this to stop. When the Board has a dispute with a member or an outside entity, this bylaw change will force the Board to first try mediation to resolve the dispute. If no resolution is reached, then both parties will submit to binding arbitration. Members will be bound to accept the results of arbitration as this is part of our bylaws. We will write this arbitration clause into our agreements with any outside vendors binding them to the results of arbitration. Lawsuits will be filed only when a party does not comply with the results of arbitration.

**MOTION 4** - Change the bylaws so that Directors are elected to a two year term. Each year we would elect half of the Board (first year 4, second year 3, then repeat) so that terms are staggered by one year. This change will foster better continuity and consistency in our Boards and make it easier to persevere on multi-year projects.

**MOTION 5** - Update our building guidelines and restrictions. (Requires a majority of votes to pass) Although we think of our community as a residential community, all lots in Leilani Estates are classified as agricultural. There have been extensive changes to the laws that govern the use of agricultural land (State Statutes 205-4.5 and 205-4.6) and changes in county building codes (last major update in 2021) that affect how we build and use land in our community. Our governing documents and state laws are very clear – state laws and county laws and rules take precedence over our documents. We need to create an updated set of community building and land use rules based on the changes in the law so that everyone in our community is clear on what can and cannot be done. This will enable the Architectural Committee to enforce a single standard set of rules. We require the 2026 Board to commission a comprehensive review of current laws and codes to develop a new set of building and land use rules for our community. This must be a line item in our budget for 2026 and used as part of calculating assessments. This process must include a legal review by the corporate counsel and a review with county authorities. The new rules must be finalized by March 31<sup>st</sup>, posted on the website prior to the April regular Board meeting, and formally presented at the April regular Board meeting.

**If you have suggestions for additional motions to be brought up at the Annual Members Meeting, please submit these directly to the Leilani office at 13-3441 Moku St., Pahoa, HI, 96778**



## MESSAGE FROM THE LCA ACCOUNTANT



Anyone with even a smattering of accounting knowledge will notice the dramatic changes in Leilani's posted financial information. Much of 2025 has been spent by Janice Tucker and others (at her direction) in "cleaning up the books."

Unfortunately, dozens of members were never invoiced, people who sold their lots years earlier were still being billed, accounts receivable that were legally out-of-date were still on the books, and addresses and contact information were unreliable, leading to many pieces of returned correspondence and uncollected dues.

After literally thousands of hours of effort, a large amount of financial information has been migrated to QuickBooks online with a hopeful projection of completion by end of first quarter 2026.

The incoming 2026 Board will create a budget, report back to you, and determine assessments (dues) which will be mailed out in the first quarter of 2026.

Once the books are completed an official audit will take place.



## Rebuilding of Roads in Leilani Estates Survey

The 2025 Board is seeking input from Leilani Estates members to help determine the most effective and community-supported ways to address the issue of lava-covered roads. Your feedback will provide valuable insight into priorities, concerns, and possible solutions, and will be compiled to guide the incoming 2026 Board. This member-driven guidance will equip the new Board with a clear foundation for informed discussion and decision-making once they are seated.

**This survey is NOT a binding vote and will be used to provide direction to the 2026 Board.**

Approximately  $\frac{1}{4}$  of the lots within our community were impacted by the 2018 eruption. Most of those lots were completely buried and the roads used to access these lots were destroyed. The founding purpose of our corporation is to provide and maintain roads for all of our members. However, the cost of building new roads is very high. We have approximately 5.5 miles of road to replace.

**Option 1 Paved Roads** - Recent estimates are that it will take approximately \$1 million per  $\frac{3}{4}$  mile of road to repave the covered roads. We will need to raise approximately \$7.5 million to fully replace our roads. This works out to about \$3750 per lot. If we raise everyone's assessment by \$500 a year, it will take us eight years to complete the project. In all probability it will take longer as costs continue to rise.

**Option 2 Cinder Roads** - Kapoho has a bid to replace 6 miles of cinder roads for \$960,000 including surveying and permit costs. This works out to about \$500 per lot. We can either raise this money internally with a special assessment (and pay no interest) or secure bank financing for this project and pay this off over several years. We could get this project done in the next year or two.

**Option 3 Do Nothing** - In this case, we will need to rewrite our bylaws on Assessments so that our members with reduced services are treated fairly. We also face a higher risk of squatters moving into the lava field with the accompanying drug and sanitation problems other lava communities have experienced.

**This survey is NOT a binding vote and will be used to provide direction to the 2026 Board.**

[\*\*GO TO SURVEY\*\*](#)



## THANK YOU VOLUNTEERS!

2025 has been a year of recovery, rejuvenation, and re-engagement. Dozens of Leilani members stepped up to volunteer in a variety of ways including: installing new playground equipment and new, powerful lighting at the pavilion, opening and locking the facilities (saves \$\$), cleaning the bathrooms on the weekends, repairing the garages after years of damage from termites and re-instituting monthly board meetings.

There has also been a lot of work updating membership and financial information, installing new and up-to-date financial systems and computers, installing security cameras, and much more!

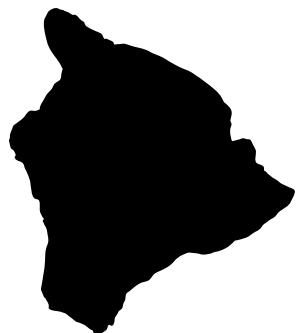
All told, more than 1500 hours of effort were required to organize the Association's financial and membership information.

Thank you to the office staff and members who helped in these various areas.



## WE NEED YOUR INPUT REGARDING LAVA COVERED ROADS!

More than three hundred lot owners sold their lots to the County of Hawaii, making the County, Leilani's largest landowner. Help us determine the best way to address the more than 700 Leilani lots lost to lava after the 2018 eruption. Many of the lava covered lots do not have access to Leilani's paved roads. Leilani's governing documents never anticipated the destruction of a third of the community's roads.



Please help the incoming 2026 Board by providing them guidance by completing a non-binding survey, only meant to understand community's pulse on this topic. Thanks!

Click [\*\*here\*\*](#) to access the brief survey.

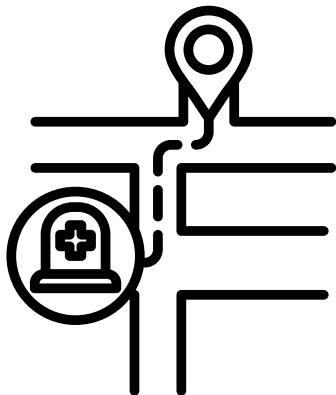


## LEILANI PARK GRANT UPDATE

There have been some hiccups in movement with the County Park Grant. Gratefully, volunteers have been undertaking emergency infrastructure repairs at minimal costs but more coordination is needed with the County. The 2026 Board will have to coordinate this grant with Neighborhood Watch in order to administer the grant in an efficient and prompt way. Any updates will be shared at future Board of Directors' meetings.



## SECOND EMERGENCY ACCESS GRANT UPDATE



At the present time, there is only a single entry/exit point for Leilani residents. 2025 board member Smiley Burrows has been working with the County to secure funding for restoration of Kahukai Street, critical parts having been destroyed by lava. It is imperative to have at least an emergency exit route. Smiley's on-going efforts will be updated in the Q1 2026 newsletter.

The lava lots working group expected to have solid recommendations on how to deal with lots that no longer have paved road access by the end of 2025. However, this issue is very complex. Our governing documents call for all 2045 lot owners to pay dues on a pro-rata basis – that is, all lots must pay the same amount of dues.



Everyone agrees that charging owners of lots with no paved road access is unfair, but equitable options remain elusive. So, the incoming 2026 board will continue to address this issue. Your input is valued, so please help us come to the best resolution for ALL Leilani owners in 2026. Click [here](#) to access a brief survey.

# Volunteers needed

## JOIN US FOR A PARK WORK PARTY!

**Date:** January 6<sup>th</sup> and 7<sup>th</sup>

**Time:** 8 am - 12 pm

**Where:** Pavilion

**What to bring:** Garden tools, gloves, hats, water bottle

Volunteers are needed to help with various tasks at the community center field, such as picking up fronds, raking, cutting dead limbs, spreading cinder, weed whacking, etc.

Bring your tools and join our Maintenance Manager and crew for refreshments. If you're interested in volunteering, sign up at the office, or reach out to the Park Committee at one of the upcoming board meetings.

If you are interested in helping **SIGN UP HERE!**



## NEW OPPORTUNITY FOR OUR YOUNG MEMBERS!



### WELCOME TO KIDS CORNER

We're excited to launch a special section just for our youngest community members — the Kids Corner! Children are invited to share their creativity by submitting drawings, doodles, or artwork for a chance to be featured in our upcoming newsletters. Whether it's a favorite place, an inspiring idea, or something that makes them smile, we'd love to see their imagination shine!



#### 🖍 How to Participate:

Send a photo or scan of your child's drawing (include their first name and age) to [leilaniassoc@gmail.com](mailto:leilaniassoc@gmail.com)  
Let's celebrate the creativity and joy of our community's kids — one colorful masterpiece at a time!



### Have a recipe you want to share?

We're gathering community favorites for possible inclusion in upcoming newsletters. Whether it's a family classic, a quick weeknight meal, or a special treat, we'd love to feature your recipe!

✉️ Send your recipe (and a photo, if you'd like) to [leilaniassoc@gmail.com](mailto:leilaniassoc@gmail.com)

### Let's Plan our 1<sup>st</sup> Annual Cake Walk

Be part of the fun as we host our very first Cake Walk, inspired by the cake picnic trend sweeping the nation! Bring a cake to share — and take home slices of other cakes to enjoy. It's a sweet way to connect, celebrate, and savor community together.

If you want to help plan this, please send an email to [leilaniassoc@gmail.com](mailto:leilaniassoc@gmail.com)





# Winter Word Search



Find the hidden winter words.

S	N	O	W	M	A	N	N	B	R	D	S
N	X	E	M	N	C	L	O	L	K	A	N
O	M	W	I	G	R	V	F	A	T	R	O
W	J	Y	T	F	A	P	O	N	U	P	W
B	A	E	T	I	N	S	T	K	R	A	F
A	N	A	E	N	I	N	H	E	K	R	L
L	U	R	N	K	H	O	C	T	E	T	A
L	A	E	S	G	A	W	D	A	Y	Y	K
R	R	R	F	I	R	E	P	L	A	C	E
K	Y	R	A	E	I	O	O	E	H	I	S
S	F	I	C	I	C	L	E	S	A	A	N
E	A	R	M	U	F	F	S	E	N	E	T

MITTENS

HAT

SKIS

SNOW

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ICICLES

SNOWBALL

JANUARY

SNOWMAN

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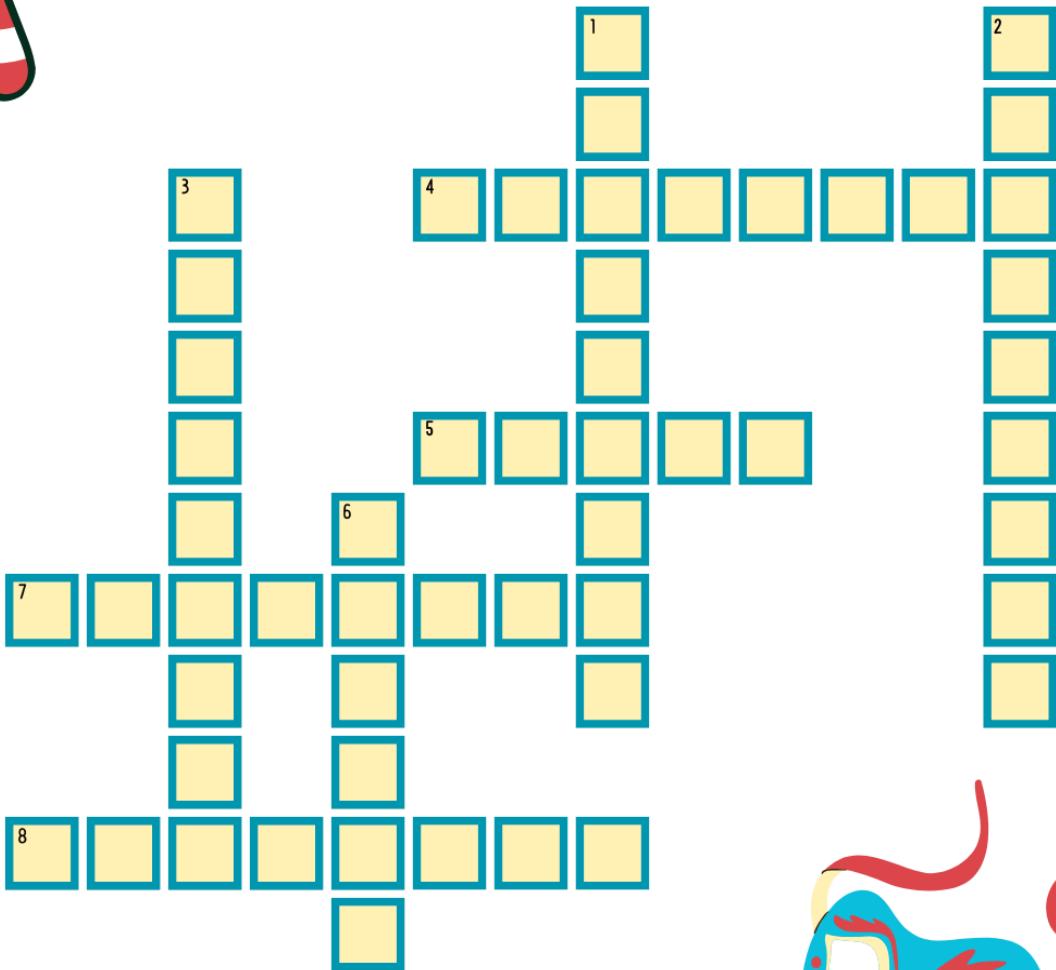
FIREPLACE



# New Year's Eve CROSSWORD PUZZLE



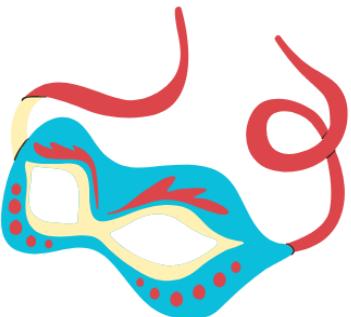
Read the clues, find the words, and complete the grid.



## ACROSS

4. A chart that shows the days, weeks, and months.
5. A fun event where people come together to enjoy.
7. The time when one day ends, a new day starts.
8. Small pieces of paper or shiny material thrown.

## DOWN



1. To do something fun for a special day.
2. Bright lights and colors in the sky.
3. Counting numbers backward.
6. Things you hope for or want to happen.