

SEA COUNTRY NEWSLETTER

October 2023

Friendly Reminders

- **Adult Swim and Pool Hours**
Tuesday-Sunday, Closed Monday
Adult Swim- 8-9AM & 7-8PM
All Residents- 9AM-6PM
- **Please Pick up Waste After Your Pet**
- **All Pets Must be Leashed**



UPCOMING EVENTS

- Holomoana Board Meeting-
October 26th, 6PM via Zoom
- Sea Country Halloween Party-
October 28th, 4-7PM @ Clubhouse
- Sea Country Master Board Meeting-
November 13th, 7PM @ Clubhouse
- Wailana Board Meeting- TBA
- Sea Country Christmas Party-
December 2nd, 4-7PM @ Clubhouse
- Sea Country Master Annual Meeting-
March 2024 @ Clubhouse
- Sea Country Community-Wide
Yard Sale- March 2nd, 8AM



PLANTING STRIP

The planter strip is the piece of grass between the sidewalk and roadway. It can be located on the front, side and/or back of your home. No matter where it is, it is the homeowner's responsibility to maintain. The City & County of Honolulu requires the planting strip to be grass. Maintaining this grass strip can be difficult; The key is to make sure it receives enough water. Most planter strips do not have irrigation, so they must be watered manually or from existing irrigation. While manual watering sounds fine, it typically becomes a burden and not a top priority. We have had good results with changing the sprinkler heads along the sidewalk in your front yard to extend coverage to the planter strip. Adjustable-arc sprinkler heads help with aiming and avoiding parked vehicles.



WHAT IS SEA COUNTRY?

Sea Country Community Association is made up of 8 subdivisions (in order of built)- Po'okela, Palekai, Kaimalino, Holomoana, Wailana, Nohokai, and Makalae I & II. All of these subdivisions fall under what is referred to as the Master Association which is a Homeowner's Association (HOA). Any owner in Sea Country is eligible to be part of the Master board. However, if you live in either Holomoana or Wailana, you belong to an additional association. These are "Associations of Apartment Owners", also referred to as an AOA. Both have their own board to conduct business specific to those associations. Both must follow Sea Country rules, but have additional rules due to the common elements and maintenance requirements. Only homeowners in Holomoana and Wailana are eligible to sit on those boards.

WHAT'S THE DIFFERENCE BETWEEN HAWAIIANA & SEA COUNTRY?

Sea Country has an on-site General Manager and an office for the Association to conduct day-to-day on-site operations. Sea Country employees work for Sea Country, not Hawaiiiana. Hawaiiiana is the property management company that Sea Country contracts with to provide support to the General Manager, the Board, and Homeowners in areas such as maintaining records, financial transactions, and compliance with state and federal laws.

When purchasing your home, you set up an account with Hawaiiiana. This ensures you receive mail from and are able to pay dues to Hawaiiiana. In short, ownership and financials are set up with Hawaiiiana. You must still register with Sea Country HOA. Sea Country records on-site and off-site owners, residents, and tenants, as well as contact and other general household information.

Hawaiiiana and Sea Country are two separate entities, and do not share the same records. For any financial or ownership changes (name, address, additional owners, etc.), please contact Hawaiiiana. For all other questions or concerns, please contact Sea Country Association.

LET'S TALK ABOUT VOTING

The Annual meeting of Sea Country Community Association is scheduled for March 2024. The main purpose of this meeting is to elect Board Members. Voting in an HOA is essential for community engagement, governance, and the overall well-being of the neighborhood. It empowers homeowners to have a say in the direction of their community, ultimately contributing to a harmonious and well-maintained living environment. In order to cast your vote, the Sub-District you live in needs to FIRST elect a Sub-District Voting Member ("Representative"). In accordance with the Sea Country governing documents, this Representative is the only party that can vote at the annual meeting and must be a Home Owner elected by a majority vote of Home Owners of their Sub-District. Please note that if no Representative is elected by a majority vote of Home Owners in your Sub-District, your Sub-District WILL NOT be able to participate in Board Member Elections. You will be mailed voting information for your Sub-District from Hawaiiiana in January. Holomoana and Wailana Representatives are already defined in the CC&R's, so those homeowners will not receive.