



# Leilani Community Association

OFFICE HOURS: Monday - Friday 10:00 am to 3:00 pm  
DAILY PARK HOURS: 7:00 AM TO 9:00 PM

## NEWSLETTER

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Volume 114, No. 2

AUGUST 2017

### ***PRESIDENT'S MESSAGE***

*by Jay Turkovsky, President*

Recent statistics for Puna indicate that the district continues to be the fastest growing on our Island and Leilani Estates sure supports that fact. If you drive around our development at all you notice there are currently over a dozen new residences in different phases of construction. If you haven't toured, you'll be surprised. For the non-resident owners, you should come for a visit!

With this in mind, safe driving on our Leilani roadways becomes more important as there are more driveways as well as more traffic. One issue that gets brought up to our Office and us Board members are speeders. As many driveways have very limited visibility due to terrain and vegetation, the risk of a tragedy is truly great. Please exercise respect and aloha for your neighbors. Also, for landlords in Leilani, please have this discussion with your tenants.

Well, again there are more happenings at the Community Center. By the time you read this newsletter three new portable storage units will be completed next to the Pavilion. These have been built by Board members, volunteering their time and equipment to provide closer and better storage for tables, chairs, and other items used frequently for Pavilion events. Long needed and often discussed over the years, the Board decided this was going to be the year! Now we won't have to transport tables and chairs in the dark, at night, in the rain.

Say, have you visited our Leilani Estates website? ( <https://www.leilaniestates.org/> ) There you will find information about events and activities including a calendar plus lots of other good information. Also available is a copy of the LCA CC&Rs. I urge everyone to read them over. The board spends

a great deal of time and effort in enforcing our Covenants as many residents do not feel they need to apply to them. Please be clear you do not have a choice. The Covenants are actually a part of your property and you agreed to abide by them when you agreed to purchase your property. Our residents like our CC&Rs and hold the Board accountable for the enforcement.

In closing, I want to make specific mention of our LCA Board members I have the pleasure of working with. Our Board serves the community fulfilling the responsibilities as set forth by our Corporate Charter and they do so on an all-volunteer basis. Many on the Board spend ten or more hours a week executing their duties and supporting our community. It is an honor to work with these fine folks and to live in such a wonderful place!

### ***AUGUST POTLUCK / IMU***

- **Sunday, August 27th** from noon to 3 pm
  - Leilani Community Park
- NW & LCA will provide imu pork and turkey
  - Soft Drinks & Water will also be supplied
  - Bring a pot luck dish to share***
  - If you would like to volunteer to help, please call and leave your name/number at the office 965-9555.

## **COVENANT'S REPORT**

*By Richard J. Robbins*

I am reaching out to all property owners of undeveloped properties within the subdivision. While the BOD cannot require you to survey your property prior to clearing or building it is most important. Case in point: during the month of May 2017, two lots were bulldozed without a survey of the property lines established. Both of these property owners may have to settle the damages done to their neighbors properties in the courtroom. Think about it - surveying your property may cost several hundred dollars but what will a contested court case cost YOU! One previous incident was settled with the individual having to purchase the damaged property. We are now speaking of thousands of dollars.

Most bulldozing companies WILL NOT touch your property without the acreage clearly marked. But then again we unfortunately have individuals who are not licensed or insured (advertisement usually states work UP TO \$1000.00) who prey on individuals looking to save money. Remember "you get what you paid for."

Please help the BOD keep your subdivision a place you are proud to discuss with your friends and neighbors.

## **PARKS & RECREATION**

*Greg Armstrong*

More playground & exercise equipment coming soon.

For the Children – The old blue Crawl Through Tunnels will be replaced with three new green ones. The blue ones have entertained many kids over the years and after their removal will be donated to a dog agility training group for many more years of enjoyment. The new equipment being added is a Geo Dome Climber & a Balance Beam. The Balance Beam was donated by the Leilani Neighborhood Watch.

For Big Kids & Adults – Three new pieces of exercise equipment will be added. They are an Exercise Bike, a Recumbent Bike & a Pull Up & Dip Station. All the exercise equipment is/will be installed along the walking path on the right hand side of the park. If you want to exercise but don't want to pay the high gym fees, come try out our equipment.

We think you will be pleasantly surprised.

## **TREASURER'S REPORT**

*by Greg Armstrong*

To all property owners who have already paid your association dues we thank you for your promptness. For those that are a little past due, try to catch up as soon as possible to avoid additional finance charges. For those that are way past due it is in your best interest to contact the office and arrange payment to avoid your account being turned over to a collection agency & a lien being placed on your property.

We will very soon be setting up our system to send statements, newsletters & other communications by email. If you have not already provided your email please do so by sending an email to us at [lca@hawaii.rr.com](mailto:lca@hawaii.rr.com). Be sure to include your full name and block and lot #. For those that do not have email or prefer regular mail we will continue to use the United States Postal Service.

We will be doing a test email for those email addresses already on record to confirm what we have is correct

## **NEIGHBORHOOD WATCH**

*by Greg Armstrong*

Leilani Estates still has the honor of being the safest neighborhood in Puna, however do not let that honor allow you to let your guard down. There are always people looking for "opportunities" so be sure your home/property does not become one of them. If you see suspicious activity, including strange vehicles cruising your street, try to get a good description, including a license number if possible and call the non-emergency Police number 935-3311. If you are going away or you only live part time at your property try to get a trusted neighbor to keep an eye on your place and be sure they have an emergency number to get in touch with you. Our patrols are on the road between 8a.m to 6p.m weekdays, Friday and Saturday evenings and Sunday mid-day. We can always use additional drivers so if you are interested in helping contact us at [leilaniwatch@live.com](mailto:leilaniwatch@live.com) or leave a message at the office 965-9555.

Thank you volunteers for all your dedication. You are greatly appreciated.

# LEILANI HAPPENINGS

## LEILANI'S WEEKLY ACTIVITIES

### IN THE BUILDING

Monday	3:34 P.M. - 4:45 P.M.	Tai Chi Ch'uan
Monday	5:00 P.M. - 7:00 P.M.	Singing Bowls
Tuesday**	3:15 P.M. - 5:15 P.M.	Music Theory
Wednesday	5:00 P.M. - 6:00 P.M.	Tahitian Dance
Thursday	4:45 P.M. - 6:00 P.M.	Hula
Saturday*	8:00 A.M. - 9:00 A.M.	Hawaiian Language Beginner
	9:00 A.M. - 10:00 A.M.	Hula - Beginner
	10:00 A.M. - 11:00 A.M.	Hula - Intermediate

\* Not on the first Saturday of the month.

\*\* Not on the first Tuesday of the month.

### IN THE PAVILION

Tuesdays	8:30A.M. - 9:00A.M.	Tai-Chi
	9:00A.M. - 10:00A.M.	QiGong
Fridays	8:30A.M. - 9:00A.M.	Tai-Chi
	9:00A.M. - 10:00A.M.	QiGong
Saturdays	9:00A.M. - 10:30A.M.	Yoga

## DATES TO REMEMBER

### AUGUST POTLUCK / IMU

Sunday, August 27, 12:00 p.m - 3:00 p.m  
Imu Pork, Turkey & drinks compliments of  
Neighborhood Watch & LCA  
Bring a Dish to share with your neighbors

### DINNER & BINGO

Good Food / Fun Prizes  
1st Tuesday of each Month  
6:00 p.m. 8:30 p.m.

In the Main Building. Proceeds benefit Neighborhood  
Watch Program/Events

### COMMUNITY GARAGE SALE

1st Saturday of each Month  
7:00 - 11:00a.m in the Pavilion

### NEIGHBORHOOD WATCH MEETINGS

Last Tuesday of each Month  
7:00p.m in the Main Building

### LEILANI BOARD OF DIRECTORS MEETINGS

2nd Thursday of each Month  
6:30p.m in the Main Building

## ONGOING ACTIVITIES

Call the office 965-9555 for actual dates

### MOVIE NIGHT

3rd Friday of each month  
Starts at dusk with cartoons

### UKELELE CLASSES

1- 5p.m in the Main Building  
Every other Saturday

### CHINESE ENERGENICS

1st Thursday of each month  
9:00 a.m. - 10:15 a.m. - Pavilion  
6:00 p.m. - 7:15 pm - Main Building

## AUTOMATED ELECTRONIC DEFIBRILATOR

*By Greg Armstrong*

Last fall we applied for and were granted a free AED which was donated by Big Island Toyota through the Hilo Medical Center. A free training for the AED and compression only CPR was provided by Hilo Medical Center. The AED will be kept in the LCA office at the park. All three of our employees are trained and available to help in an emergency as well as some of the board members and residents.

# ***SYNOPSIS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS***

The following is a brief synopsis of the above Covenants, as they pertain to all and any improvements. The complete text, as recorded in the Bureau of Conveyances, State of Hawaii, in Liber 6446, was issued to all property owners at time of purchase.

1. **ARCHITECTURAL COMMITTEE:** Before any building, garage, wall, fence or any other improvement is constructed or maintained upon the lots or any alteration made thereto, a **duplicate set of plans** and specifications relating to said construction work shall be submitted to the Architectural Committee. (Addressed as above). One set must be the County approved plans, which will be returned (see also item 16).  
**1. ARCHITECTURAL COMMITTEE. Certificate of Extension Of the Architectural Committee Of The Leilani Community Association. Liber/Page 23129/783 Recorded May 1, 1989).**
  2. **SINGLE FAMILY RESIDENCE:** All lots shall be used for only single family residence, with only one such residence being permitted on any such lot.
  3. **GARAGE:** Every residence shall have a minimum of a 2-car garage or a 2-car carport, which shall be considered as part of the residence.
  4. **MINIMUM SIZE:** No residence shall be constructed which contains less than 800 square feet of livable ground floor space, exclusive of porches, lanais and garage.
  5. **HEIGHT:** No improvement shall be constructed that will exceed 18 ft. in height from the highest point of land within the perimeter of the structure.  
**5. HEIGHT. Residences and other structures built on lots must be built so that the highest point in elevation of the structure must be 18 ft. or lower from the highest point of land in elevation on that lot. (No. 92-115 Finds of Fact, Conclusion of Law, Order Granting motion for Partial Summary Judgement; Judgement Recorded June 10, 1993).**
  6. **TEMPORARY OR SEPARATE IMPROVEMENTS:** No trailer, mobile home, tent, shack, garage or other outbuilding shall be constructed prior to or during construction of a residence.
  7. **NUISANCE:** No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
  8. **MATERIALS:** All materials used in the construction of any improvement upon any portion of the lots shall be new materials only except that used decorative or structural materials may be used to enhance the appearance of the improvement.
  9. **FOUNDATIONS:** No conventional sub-floor framing shall be exposed from any side of any residence. All sub-floor framing shall be concealed in a manner acceptable to the Architectural Committee.
  10. **DRIVEWAYS:** Driveways shall be a minimum of 12 feet wide at the street and shall be paved during or prior to completion of a residence.
  10. **DRIVEWAYS. Driveway is area between a lot owner's home and the boundary line adjacent to the roadway, the term "paved" allows the use of any smooth surface. (Civil No. 6865 Findings Of Fact, Conclusions Of Law and Judgement Recorded September 28, 1982).**
  11. **ROOFS:** Cedar shakes, cedar shingles, clay tiles, composite materials or metals, shall be among some of the approved roofing materials.
  12. **ANIMALS:** Only dogs, cats or other household pets may be kept on any of said lots, provided that they are not kept, bred or maintained for any commercial purpose and are otherwise kept in accordance with the zoning ordinances, rules and regulations otherwise applicable.
  13. **SIGNS:** No signs of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent; or signs used by a builder to advertise th property during the construction and sales period.
  14. **RUBBISH AND TRASH:** None of the lots shall be used or maintained as a dumping ground for discarded old vehicles, rubbish, trash, garbage or other waste. No such material shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.
  15. **ALL CONVEYANCES SUBJECT HERETO:** All deeds, mortgages, agreements of sale, leases, or other conveyances made or delivered by any legal or equitable owner of any lot or interest therein shall be subject to the same covenants, conditions and restrictions as in this Declaration set forth whether expressly contained in such conveyances or not.
  16. **BUILDING PERMIT:** No work shall be commenced on the construction of any improvement until such building permit has been obtained from the Building Department of the County of Hawaii as required by law or ordinance.
  17. **COMMUNITY ASSOCIATION:** Each owner shall be a member in good standing of the LEILANI COMMUNITY ASSOCIATION, a Hawaii nonprofit corporation, and shall pay all assessments levied and billed according to law. Unpaid assessments shall constitute a lien against subject property, which may be enforced by suit for money judgement or may be foreclosed by the Association in the same manner as a real estate mortgage may be foreclosed.
- COVENANTS RUNNING WITH THE LAND.** The covenants, conditions and restrictions shall run with the land, and are of record with the Bureau of Conveyances of the State of Hawai.

Leilani Community Association  
13-3441 Moku Street  
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