

# Ōlelo Launa

www.rkca.org  
Winter 2007

## President's Message

BY MIKE FREEMAN

Aloha neighbors. At this year's annual meeting held January 10<sup>th</sup>, you returned Joel Ravey and Mark Villanueva to serve three more years on the Royal Kunia Community Association (RKCA) Board of Directors.

After serving three years on the board, Joe Picon returned to work on other community activities. Thank you, Joe, for your service to your neighborhood over the past three years, and your continued contribution to the Boy Scouts of America and other community

work. Welcome to Colin Wright, elected to serve the community on the board over the next three years. Colin has been a resident of Royal Kunia since 2001.

The board selected the following members to these respective posts: President - Mike Freeman, Vice President - Doey Guasch, Secretary - Mark Villanueva, Treasurer - Joann Hirata.

I would like to extend a huge mahalo to outgoing president Joel Ravey. Joel has served on the

RKCA board since 1995, and has been our board president since 2001. His tireless service over these past eleven years has been instrumental in guiding this budding community through the many challenges and development threats that we have faced. Thanks to his efforts, we all enjoy living in a safe and beautiful neighborhood. I have benefited from Joel's counsel over the past two years, and feel fortunate to have him continue as a board

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### HEAD'S UP KUNIA!

- The RKCA board meeting start time is now 7:00 pm. Call 688-9001 to confirm place and time of meeting.
- HPD no longer handles animal complaints. Call the Humane Society at 946-2187 for noise or abuse complaints.
- Royal Kunia is patrolled by off duty HPD, however, if any suspicious activity is seen—call 911!

## Bulk Item Pickup

A FRINDLY REMINDER when using the City & County of Honolulu's Monthly Bulky Item pickup service. Royal Kunia Subdivision has been designated Sector 14, with monthly collec-

tion day starting the 2<sup>nd</sup> Wednesday of the month. Pickup is conducted over a 3-4 day period. If your item(s) is/ are not collected by Friday of collection week,

call 455-9644 for the oversight. Should your item(s) remain uncollected, your item(s) may be dropped off at one of the City's Convenience

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Centers or stored on your property until the next month's scheduled collection.

Rules for bulky item pickup, as stated from the City & County of Honolulu, Dept. of Environmental Services website:

- Put items out for collection no earlier than the evening before your scheduled pickup day or period. Bulky items sitting at the curb-side for long periods are unattractive in your neighborhood, can be unsafe (especially for children) and can attract illegal dumping at that site.
  - Remove or secure doors for refrigerators. Children have been known to suffocate in refrigerators, unable to open the doors from the inside. Remove the doors, tie it closed or place the door against the ground or a wall to prevent it from opening.
- Do not block sidewalks, driveways or roadways.
- To obtain more information, please visit [www.opala.org](http://www.opala.org)

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member.

Your other board members are Jim McNarie, Wayne Nakamoto and Lance Widner.

While there are many items of interest to the community we must address, here are my top priorities:

- Ensuring any future plans for the area called the Proposed Golf Course enhance the community.
- Continuing rigorous covenant enforcement so that all our neighbors can enjoy the amenities of our carefully planned neighborhood and the resulting rise in equity in our homes.
- Working with Castle and Cook to complete the Community Recreation Center we have waited so long for.

With the help of our talented Treasurer, Joan Hirata, maintain best value for our community fees, budget effectively and live within our budget.

Over the past year, board member Lance Widner has been a strong and effective voice for our community as Chairman of the Government Affairs Committee. Lance has kept the concerns of Royal Kunia before our elected officials in city and state government. We all owe

Lance a debt of gratitude. We are fortunate to have him continue his quest this year.

I would also like to recognize Diane Santiago for her energy in putting together our community newsletter, "Olelo Launa", to Allison Miyashiro and Victor Tago for putting together our community website: [www.RKCA.org](http://www.RKCA.org), to Bill Palmeira, Chris & Monica Yasuda, Roland Louie, and Fred Takeshita for committing their time to removing or painting over graffiti as their schedules permit, and to Albi Mateo for the work she does day in and day out to meet the needs of our neighbors and neighborhood.

It takes more than just a Board of Directors to manage a community. We need each and every resident to contribute in keeping Royal Kunia a great place to live. Each of you just needs to give a little for everyone to benefit a lot.

Please feel free to contact the RKCA office at 688-9001 with your thoughts and concerns. You are welcome to attend our monthly board meetings, held at 7:00 p.m. on the second Wednesday of each month. I just ask that for each problem you bring up, have at least one solution for us to consider.

## WEST OAHU CIVIL AIR PATROL IN NEW LOCATION

Hey! Did you know that our own State, Hawaii Wing, Civil Air Patrol opened a NEW Location? Well, they did and the new unit is called **WEST O'AHU COMPOSITE SQUADRON**, located at the Pacific Aerospace Training Center, Honolulu Community College Facility, in

Kalaeloa (Barbers Point). In fact on December 16, 2006, they had their 1<sup>st</sup> MEMBERSHIP DRIVE, and will conduct its' **OFFICIAL GRAND OPENING on March 24, 2007 @ 8:30 a.m.** Yes! You are Invited.

West O'ahu Cadet Flight actually opened its' doors on September 30<sup>th</sup>

for the 1<sup>st</sup> time. The Membership Drive in December was a success, with a 40% increase in the number of cadets and a modest increase of adult members. Participants enjoyed activities, including a brief overview of Civil Air Patrol, Air

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Force personnel demonstrating Night Vision Goggles, with static displays of Civil Air Patrol Aircraft along with a Jet and a Helicopter, from the Aviation Museum. During the Dedication and Official Opening of West O'ahu Composite Squadron, all visitors will enjoy some of the same activities, including light refreshments.

Civil Air Patrol provides an opportunity for youth, ages 12 to 18 years, to experience 3 Missions of CAP; Emergency Services, Cadet Programs and Aerospace Education. Through each program, Cadets learn Leadership Skills, Discipline, Responsibilities, Teamwork and more. As an Auxiliary to the U.S. Air Force, each Cadet has the opportunity

to experience flight.

Stop In, Check Us Out, Get Involved and Share your experience.

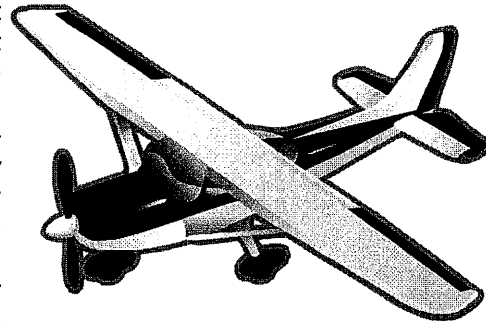
Learn more about the best kept secret for youth, across the nation, interested in Aviation related activities. Both New Cadets and Senior Adult members are encouraged to join the Newest, Civil Air Patrol unit on the Leeward Coast. We meet every SATURDAY morning, from 8:20 a.m. to 11:00 a.m.

For more information, send an E-Mail inquiry or Call.

*E-Mail:*

[westoahu.cap@gmail.com](mailto:westoahu.cap@gmail.com)

*Phone: (808) 234-8016*



## 299 HOMES LANDSCAPING PLANS

Site 299 Neighborhood (Leia Street, Hanauna St., Heahea St., Heahea Place, Eleu St., Puia St. and Makoa St.): Dating back to 2005 your Board recognized the aging irrigation system and landscaping in the Designated Landscape Areas (DLA) in your Neighborhood. Since then, aside from routine maintenance to replace sprinkler heads, controllers and valves were ordered to be replaced. Landscaping in corner planter boxes was also renovated.

Starting in January 2007, a replacement program is in place for Lots identified with missing shrubs and trees in the DLA. The landscape contractor will be commence replanting on

Hanauna St., and continue the work by blocks. Should you have any questions, please call your Association's office at 688-9001.

## VIOLATION NOTICES

A BIG Mahalo to our cooperative Homeowners who receive notices of violations for non-compliance of the covenants. Notices are sent to inform Homeowners for matters that are overlooked and are in need of correction(s). The established time frames to abate violation(s) are within reason. Please review Resolution A-001 to be familiar with the process.

For Homeowners that prefer to disregard the covenants, show little or no effort to correct the violation(s), and desire to be cited for non-compliance of the same provision(s), enforcement is accelerated. Similarly, when the safety of the community is being compromised, the matter requires to be corrected in a timely manner.

This is your neighborhood; your community. Let's be reminded of our common goal...to enhance, protect and preserve the value, desirability and attractiveness of Royal Kunia.

A copy of the schedule of fines is included in this newsletter.



ROYAL  
KUNIA  
COMMUNITY ASSOCIATION

Resolution A -001

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE ROYAL KUNIA COMMUNITY ASSOCIATION**

**ADOPTING A SCHEDULE OF FINES  
FOR VIOLATIONS FOR THE  
DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS**

**DATED: Wednesday, October 11, 2000**

**WHEREAS**, Article 4, Section 402 (h), Section 504 (j), Article 5, Section 505 (f), and Article 7, Section 705 (a),(b),(c),(d)&(e) of the Declaration of Covenants, Conditions, and Restrictions (“DCC&R’s”) of the Royal Kunia Community Association gives the Association’s Board of Directors the power to impose monetary fines upon unit violations of the DCC&R’s; and

**RESOLVED**, the Board adopts the following schedule of fines for any violation of the Association’s DCC&R’s (the “project documents”) by owners, their tenants, family members, guests, agents, employees, or anyone else using the project;

**RESOLVED FURTHER**, the Board deems owners to be responsible for payment of any fines imposed with respect to their unit, or as a result of the actions of the owners’ tenants, family members, guests, agents, or employees.

I. Amount of Fines

- |                           |  |
|---------------------------|--|
| * First Notice:           | A written notice given or sent to the owner. 30 days to comply.  |
| * Second Notice:          | A written notice given or sent to the owner. 15 days to comply.  |
| * Third Notice:           | A written notice given or sent to the owner and a \$50.00 fine assessed against the owner and the owner has 15 days to comply.                           |
| * and Subsequent Notices: | A written notice given or sent to the owner and a \$100.00 fine assessed against the owner for each offense and file sent to the Association’s attorney. |

Second, third, and subsequent violations need be for a violation of the same provision. A \$50.00 fine will be assessed for a third violation of the DCC&R's and a \$100.00 fine will be assessed for a fourth and subsequent violations of the DCC&R's.

The Board may delegate its authority to impose fines to the General Manager or Managing Agent.

II. Violations

Each violation issued shall briefly describe the nature of the violation; date of the violation; house number; and name of parties involved, if known. The original citation shall be sent to the owner who shall be responsible for payment of any applicable fine(s).

III. Payment of Fines and Liability

Owners shall be liable for their own fines and for fines assessed against their tenants, guests, family members, agents, etc. Unless appealed, as permitted below, a fine must be paid by the owner to the Association within thirty (30) days of the assessment of the fine. If the owner fails to pay or appeal a fine within thirty (30) days after the fine is assessed, the fine shall be deemed a common expense chargeable against the owner's unit. The Association may file a lien against the owner's unit for the unpaid fines and may collect the unpaid fines under the procedures provided in Article 6 Section 6.07, (a), (b), (c), & (d), of the DCC&R's for collection of delinquent assessments. The owner shall also be assessed a late fee of \$10.00 for **each month** the fine remains unpaid, unless the Board votes to suspend or cancel the fine.

IV. Appeal of Fines

Any violation or fine may be appealed as provided in this subsection.

- \* Within thirty (30) days of the date of a citation or fine, an owner, tenant, or other offenders may appeal to the Board by mailing or delivering written notice of appeal to the Board or the Managing Agent.
- \* If an appeal is made to the Board, the notice of appeal must contain a copy of the violation, a statement of the facts of the offense, the reason for appeal, the names and addresses of any witnesses, and copies of any proposed exhibits. The owner, tenant, or other offender may appear at a Board meeting to provide additional information or the Board may ask the person to appeal.
- \* The Board may reduce, suspend, or cancel any citation or fine after consideration of the appeal. The Board will mail or deliver a written decision to the person making the appeal within sixty (60) days of the receipt of the notice of appeal.

- \* Pending an appeal to the Board, an owner need not pay a fine and no lien shall be imposed on an owner's unit. Filing a notice of appeal shall not halt the accrual of any ongoing late fees imposed for the offense which is the subject of the appeal.

V. Miscellaneous

This schedule of fines shall be sent to all owners and residents of the Royal Kunia Community Association and shall be filed in the Association's Book of Resolutions. The Board reserves the right to establish a new schedule of fines at any time after notice to owners.

**NOTHING CONTAINED IN THIS RESOLUTION SHALL BE INTERPRETED TO PREVENT OR DELAY THE BOARD, GENERAL MANAGER, OR MANAGING AGENT FROM ENJOINING, ABATING, REMOVING OR REMEDYING ANY VIOLATION OR BREACH WHICH MAY IMPAIR OR IN ANY WAY AFFECT THE VALUE OR SAFETY OF THE PROJECT OR THE USE, ENJOYMENT, SAFETY OR HEALTH OF ANY OWNER OR RESIDENT.**

**FOR ASSOCIATION CONCERNS**

**Certified Management: 836-0911**

**Jon McKenna, Community Association Manager: 836-0911**  
**For 24/7 Emergency: 533-3116;**  
**FAX 839-9430**

**Albi Mateo, General Manager:**  
**688-9001—7:30 am to 4:00 pm**  
**Monday—Friday or**  
**RKCAhawaii@aol.com**

**For Kulana Knolls, please call**  
**Ralph at 688-0552**

**For Expressions I, Site 4A, please**  
**call Peter Wargo at 623-2899**

Abandoned Vehicles:	532-7700 x250	
Animal Complaints:	Humane Society @ 946-2187	
Board of Water Supply:	748-5030	Building Dept. (Permits): 523-4505
Bus Schedules/Routes:	848-5555	Crime Stoppers: 531-3771
Domestic Violence Hotline:	531-3771	Dept. of Health: 586-4400
Hawaiian Electric Co:	548-7961	Poison Control Center: 1-800-222-1222
Police (Pearl City Station):	455-9055	
Castle&Cooke Homeowners Warranty Center:	626-3630	
Senator Mike Gabbard:	586-6830 Fax: 586-6679	sengabbard@capitol.hawaii.gov
Senator Clarence Nishihara:	586-6970 Fax: 586-6879	sennishihara@capitol.hawaii.gov
Councilmember Nestor Garcia (9th district):	547-7009; 523-4220 (Fax)	ngarcia@honolulu.gov (Connie Herolaga is assigned to take care of issues for the Waipahu area. Her phone number is 523-4444).
Rep Sharon Har (40th district-above Anonui St.):	586-8500; fax 586-8504;	rephar@Capitol.hawaii.gov
Rep Jon Karamatsu (41st district-below Anonui St):	586-8490; fax 586-8494;	repkaramatsu@Capitol.hawaii.gov

**A big MAHALO to all those who call in broken sprinkler heads, leaking water valves, burned out lights, and everything else that you report. Your efforts go a long way to make our community safer, brighter, cleaner and a great place to live.**

Olelo Launa is YOUR newsletter. If you would like to submit an article, photo, or publicize an event you think the community would be interested in, please contact Albi Mateo at 688-9001 or email at RKCAHawaii@aol.com to make arrangements to submit your material. Or you may mail your article in care of Jon McKenna, Attn: Royal Kunia Community Association, 3179 Koapaka Street, Honolulu, HI 96819. Content of materials should be of general interest and be informative about events or developments affecting Royal Kunia Community Association. Articles may be edited for reasons such as length, grammar and propriety. Editing will not alter the meaning or intent of any contribution without prior consent from the submitter. The newsletter is published four times a year.

Note: Views expressed in articles are not necessarily those of RKCA, its employees or volunteers

Editors: Raynelle Ash, Dylan Monaghan & Dianne Santiago



**ROYAL KUNIA  
COMMUNITY**