

2025 NCA Board of Directors Election

Current Board of Directors

President-Sabine "Sam" Nagasawa

Vice President-Cheryl Holland

Treasurer-Leina'ala Kealoha

Secretary-Dennis Carlson

Sergeant of Arms-Ma'ave Enos

Member at Large-Peter Pau'ole

Member at Large-Geri Tolchin

Member at Large-Frank Rios

Member at Large-Donna Caceres

Nanawale Community Association, Inc. Mission Statement

The mission of the Nanawale Community Association is to promote the social life, recreation, community relations, and spirit of 'Ohana among its members, families, and all residents of the Nanawale Community.

Annual Assessments

Annual dues will increase from \$119 to \$124 per lot starting in 2026. Each account will be billed in early December, and payment will be due by January 31, 2026.

Order of Business

Ballots must be returned by mail or submitted in-person prior to 4:00 pm on Friday, September 26, 2025. Nominees and their candidate statements can be found on page 4 of this packet. There are two (2) open seats and four (4) candidates on the ballot. Elected candidates will each fill a three (3)-year term expiring October 7, 2028.

Each property owner receives one vote per lot owned. For example, if you own four (4) lots, you can place four (4) votes on your ballot. You can give a single candidate all of your votes, or you can distribute them among the candidates as you choose.

Nanawale Community Association, Inc.

Working to keep Nanawale the Big Island's most beautiful community.

Letter from the Board

Aloha to everyone near and far,

Another year has passed, and what a year it has been!

The new Board of Directors and our Staff have done much hard work to make Nanawale a friendlier and inviting place.

Some of our accomplishments include:

- Assessments can now be paid online on our website or in-office with credit/debit card
- We took down the dividing walls in the office and re-created an open, welcoming space
- The Longhouse Office is now open 6 days a week
- The Pool, Park and Recreation area are now open 7 days a week with exception of holidays
- We installed new mailboxes and currently have available boxes for property owners
- We invited an insurance broker to hold an informational meeting with our community to answer questions and share information in regards to the high rates of Lava Zone 2 Home Insurance
- Pool equipment has been replaced and updated
- The Pool hours have been extended 1 hour daily during the summer
- Due to the increased Pool use, we are considering to extend the pool hours all year long
- We recreated and refurbished the Recreation area in the Longhouse and Playground in time for School Summer Break. The response of the Community has been very positive, and usage has been consistent
- We purchased a soda vending machine which has proven to supply a steady source of income for the Youth Fund
- We are working on establishing a Disc Golf Tournament
- We held our first monthly "All Kine Market" in August at the Longhouse. This event will be held every 2nd Saturday of the month
- We held a successful Christmas Craft Fair in December 2024
- We created a grid map of our subdivision that has enabled our Maintenance Crew to work more efficiently. We have received many compliments from the Community on our Maintenance work
- We moved the County Bus Stop away from the Longhouse and the Mailboxes. This has cut back dramatically on vandalism of the mailboxes and undesirable behaviors near our community center
- Free use of the Longhouse is given to many non-profit organizations that provide free services to our community

The present Board of Directors and Staff are committed to continue making positive changes and improvements that benefit our Nanawale Community.

Respectfully,



Sabine (Sam) Nagasawa
Board President

14-855 Kehau Road #2250 Pāhoa, HI 96778
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BOARD OF DIRECTORS CANDIDATES

RICHARD "KIRK" BAILEY - Aloha neighbors. As a retired nine-year Nanawale resident, I have the time to dedicate to our HOA. My experience on other boards has given me a solid understanding of budgeting, governance, and the importance of clear communication. I believe in responsible management and fair decision-making. I would be grateful to serve our community and to listen to all perspectives.

NICOLE COWAN - Nicole Cowan holds dual Master's degrees in Leadership & Management and Business Administration, with 20+ years in nonprofit leadership, youth services, and community advocacy. She has served on boards including Hawai'i Youth Services Network and Big Brothers Big Sisters of Kaua'i. Nicole is committed to promoting safety, expanding resources, and fostering a connected, welcoming Nanawale community.

CHRISTIE "BIRDIE" HAYES - I moved here in January and want to be involved in my community. I have strong communication skills and problem-solving skills. I am willing to dedicate my time and efforts to benefit our community. I keep a positive attitude in my day to day business while being fair, honest, and objective.

ISAAC PEDRO - Aloha mai nei, I'm an automotive teacher at Pahoa High and intermediate school. I also have worked with our alternate learning program with our at-promise students. I'm deep in our home culture and have a high interest at making Hawaii more self-sufficient starting in our community. Making our community safe and making resources available is key to allowing our youth to better focus on their studies without the worries of the environment getting in the way. I want to keep home home and allow our culture to survive and thrive here. To live in the ahupuaa of puua is an honor and a blessing and I hope that my ike and mana can lead to positive impacts in our home. Mahalo nui loa for the opportunity to serve our community.

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August 25, 2025

ANNUAL MEMBERSHIP MEETING NOTIFICATION

ORDER OF BUSINESS

The Annual Meeting of Members of Nanawale Community Association, Inc. will be held at the Longhouse of the Corporation located in Nanawale Estates, 14-855 Kehau Road in Pāhoa, Hawaii on Saturday, October 4, 2025 at 1:00 pm for the following purposes:

1. Elect two (2) Directors for a three (3)-year term expiring October 7, 2028.
2. Transact other such businesses as may properly come before the meeting.

Only members of record in good standing (i.e., those with all dues paid and no outstanding fines) are entitled to vote. We will be accepting payments by check, money order, credit card (online or in-person), or cash (in-person only). Please complete and return the ballot and/or proxy form on pages 5-6 promptly. To be valid, all ballots and proxies must be received no later than September 26, 2025 at 4:00 pm.

MAKE YOUR VOTE COUNT!

Please return the time-sensitive election ballot & proxy form in the enclosed envelope.

ANNUAL ASSESSMENT INCREASE NOTIFICATION

A \$5 Annual Assessment increase will take effect on January 1, 2026. The new assessment will be \$124 for each lot. Hawaii Revised Statutes: 421J-9 Notification of assessment increases. The Board of Directors shall notify members in writing of any increase in regular assessments at least 30 days prior to any increase.

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