

**Nanawale Community Association, Inc.**  
**Program Director Reports**  
**October 2, 2010**

**TREASURER'S REPORT-Andrew Dauz**

MAHALO to the Membership for your continued loyalty and support to the Nanawale Community as we continue through these economic hard times. We will be faced with many challenges for years to come, but the Board of Directors will move diligently to ensure that all issues and concerns are addressed and that the best solutions are utilized in appropriating the funds wisely.

The office personnel were very punctual on the Assessment billings, which have allowed the Association to achieve the 2010 Planned Budget income by the end of July. YTD we have exceeded that budget by 8%. Another priority for the office staff was to address Members with outstanding balances. Year to date, the Association has exceeded last year's year-end total of past due assessments collected by 13% and have attained \$44,000 at the close of September.

The Association operated business adhering to all accounting principles, which reflected in our 2009 Audit conducted by Carbonaro CPA & Associates.

To combat the raising vendor prices, fuel and utility expenses, cutbacks were made by reducing the employee work schedule to 4 days a week. A dump truck was purchased to haul away debris, which has significantly reduced our fuel costs as it allows Maintenance to make lesser trips around the subdivision and to the transfer stations.

Aside from the on-going maintenance of the roadways, equipments and Longhouse facilities, this year Nanawale Community Association was faced with some concerns that needed to be addressed. The Longhouse office and lunchroom was renovated as the old floorings were posing a health risk. The original electrical wiring at the Maintenance Workshop, Pottery and Recreation area was a major fire hazard that needed to be replaced. A concrete foundation was laid at the Maintenance Workshop site to provide an environmentally safer area to work on and house the large equipments.

With every year there will be different challenges but the Board of Directors will continue to work closely to make the best decisions possible for the Association. We are happy to say that Nanawale Community Association continues to operate business through these hard times in the "BLACK".

**ENVIRONMENTAL DIRECTOR'S REPORT-Glen Bousquet**

2009 and 2010 have been extraordinary years for co-operation between our Members. I am pleased to report that many Nanawale lot owners have stood up and recognized the importance of removing dangerous Albizia trees and maintaining their property even when they live far away. Helping fellow members who may have had dangerous branches and trees hanging over their homes or structures and power lines is a number one concern. Removing Albizia and other dangerous trees help to preserve property value as well. So all of us here extend a hearty MAHALO and THANK YOU!

Removing Falcataria moluccana (Albizia trees) have been a constant battle. One we win tiny steps at a time. Nanawale Association or NCA maintenance crews have removed many trees from our easements as well. NCA has not been free of obligations from dangerous trees either.

We worked with the Power Company to remove Albizia along the easement so HELCO could install poles for an owner that had no power.

Albizia trees can reach 135 feet after 20 years. It is one of the fastest growing trees on earth. The wood has the consistency of balsa, is fibrous and can contain large amounts of water in its uppermost branches. It has a symbiotic relationship with a type of bacteria that helps produce nitrogen for its root system, even if there is little soil. Like Lava!

Introduced by a botanist Philip Rock in 1919. It was his intention to introduce a fast growing tree that could populate new lava land. When they get big and heavy it's not easy for the roots to get a grip on the porous and brittle lava so it falls and rots, creating soil. He may or may not have considered what that might mean to someone that built a home near one when it was small. A risk you take on the Big Island. Removing a large Albizia tree can be very costly, that's why we recommend that the small trees be dealt with immediately when it's easy and cheap to control.

Many people love these trees for their beauty, and they are... however, everyone should know not to build under one or near one that leans. It is toward that end that we forge ahead so determinedly. Education about Falcataria moluccana is crucial if we hope to control them.

There is still so far to go and the NCA is proud to have been able to provide an avenue when a problem or concern arises. We would like to encourage members to contact our office and ask how you can have an assessment done and pictures taken and e-mailed to you.

Let's continue to manage our properties and maintain not only the value, but the beauty of our neighborhood.

### **POLICY DIRECTOR'S REPORT-Eleanor Shannon**

The Board of Directors, Nanawale Community Association, has taken the first major step in the development of a Corporate Action Plan, which will contain the Corporation's VISION, OBJECTIVES, PROGRAM PURPOSES, DIRECTOR RESPONSIBILITIES, and ACTIONS PLANNED. This first step was Board establishment of an organizational chart, which established eight (8) corporate programs and assigned program management responsibility to Board Directors. The programs established and the responsible Directors are:

| <u>PROGRAM</u> | <u>DIRECTOR</u>  |
|----------------|------------------|
| Activities     | Beverley Godfrey |
| Membership     | Al Kualii        |
| Fiscal         | Andrew Dauz      |
| Policy         | Eleanor Shannon  |
| Architecture   | Andrew Dauz      |
| Environment    | Glen Bousquet    |
| Safety         | Al Kualii        |
| Maintenance    | Paul Martinez    |

The next steps to be taken are:

1. To state the purpose of each program.
2. To define Directors responsibilities.

### **ACTIVITIES DIRECTOR'S REPORT-Beverley Godfrey**

The mission of the Activities Program is to promote the social life, recreation, community relations and spirit of brotherhood among the members, their families and all residents of Nanawale Estates. Our goal is to provide activities, classes and social gatherings for our community residents to enjoy. We welcome your valuable input and participation.

Mahalo to our community members and the local businesses who make our Youth Program

and Community Events possible with their donations. These activities are funded strictly by these generous contributions that allow Nanawale to promote community spirit!

A Schedule of Events is planned each year and is made available on our website and at the Longhouse office. This year was filled with many exciting Activities and the participation was incredible.

°The year started off with a VALENTINE'S CUPCAKE DECORATING contest in February. Prizes were awarded to the 3 best entries.

°SPRINGTIME FUN DAY in March was a fun filled family day with a waterslide, relay race, obstacle course and a pie-eating contest. Food was provided to all that attended.

°Our EASTER EGG HUNT in April brought more keikis than we anticipated with over 75 participating. Hundreds of candy filled eggs were scattered and an Easter basket was given to 3 keikis that found the golden egg.

°The COMMUNITY YARD SALE in June did not fair so well for us.

°Also in June was the start of Nanawale's SUMMER FUN PROGRAM, which ran through July 31. The turnout was tremendous averaging 25-30 keikis daily. On the last day of the program we celebrated with games, contests and food for everyone. Through this period we also had the SENIORS NUTRITIONAL PROGRAM taking place.

°On-going is the AFTER SCHOOL PROGRAM. The children are offered tutoring with their homework as well as developmental skills through interactive games and activities.

°Upcoming events: HALLOWEEN with a costume contest, games and lots of candies. In December is Nanawale's Annual CHRISTMAS PARTY with arts and crafts, Santa and gift giving. Food will be provided.

A very special MAHALO to Weed and Seed, Geo Thermal, KTA, Pu'ula Church, Wal-Mart and Home Depot for their kind and generous contributions that allow us to provide activities for the Nanawale Community.

### **ARCHITECTURAL DIRECTOR'S REPORT-Andrew Dauz**

Illegal structures have and will continue to be a challenge for Nanawale Community Association. It will take consistency on our part to follow up on existing illegal structures and to take action and remove any new ones immediately.

One of the major challenges we face is with property owners that do Lease to Own. Almost 90% of all existing illegal structures are on Lease to Own lots. The problem is that these owners lease their properties and do not disclose to the people that are purchasing the lot that there are requirements and restrictions when building a home. Unfortunately, it is with these property owners that have no real interest in Nanawale Community that we have a difficult time communicating with.

In the beginning of 2009 there were thirty four (34) known illegal structures in the subdivision. We have reduced that number to eighteen (18) illegal structures with two (2) new ones that have surfaced recently. Of the current eighteen (18), three (3) are in the process of vacating, three (3) have submitted building permits and home plans, six (6) that I am in communication with and six (6) that have chosen not to respond to the notices sent. The fines for illegal structures were increased and this has prompted a good amount of those that are not in compliance to respond. Through persistency, the Architectural Program's goal is to remove all illegal structures that exist in Nanawale.

Mahalo to the members, Neighborhood Watch, maintenance staff and the office personnel, who have all notified the Association of new illegal structures that show up in our neighborhood.

