



November/December
2022

President's Message

Aloha All,

As we approach the end of another year we usually find ourselves reflecting on the closing year and contemplating what the new year will bring. 2022 has been a very positive year for Hokuloa. Together we continue to address the issues that confront us, and we are making great strides towards improving our community. I am proud of the work the board has done and enjoy working with our current directors. This newsletter is a testament to the new, open, and inclusive environment we want to foster in Hokuloa.

The Board, General Manager and the Maintenance Team have been working hard to fine tune Hokuloa into a first-class place to live. Our new on-line application, 'Condo Control', allows residents to enter maintenance requests, ask questions, and review documents from the comfort of your home. The minutes from our monthly meetings are now available on Hokuloa.Org as well as on Condo Control. Finally, monthly town hall meetings are giving everyone a chance to raise concerns and make suggestions in an informal setting.

Admittedly there is considerable work to be done, but I know we are on track to make 2023 a year of continued forward progress. As you are aware there are a few big issues that remain to be resolved and I assure you that the board is committed to staying focused on these issues until we achieve their satisfactory resolution.

There are a couple of things I'd like to bring to your attention and ask for your cooperation. We have an ongoing problem regarding cars being parked in front of unit garages and in guest parking stalls. So much so that arranging for a tow service to address the problem has been an ongoing issue. I think an easier solution could be reached if we simply make it a practice to be considerate of our neighbors. Parking in Hokuloa is a constant struggle, especially with the number of extended households the economic climate has created. Many homes have several drivers and several vehicles. The parking situation affects us all and will be with us for the foreseeable future. The best solution is mutual consideration and neighborly cooperation. We're all in this together and if we maintain mutual respect and consideration of our neighbors, we'll avoid needless problems and conflicts.

As we move into the holiday season I pray your families enjoy good health and happiness in every aspect of your lives. We will keep moving forward together and continue to enhance Hokuloa for everyone.

Sincerely,

James Anderson, Board President

Tennis (and Pickleball!) Courts

The Tennis Courts are in the process of being fully replaced, painted, and re-striped. The Board voted to include line boundaries for Pickleball as well. For those of you that may not know, Pickleball is a paddle-based sport that combines many of the elements from tennis, badminton, and ping-pong. For more information, please review www.usapickleball.org. The Tennis Courts are tentatively scheduled to reopen February / March 2023.





Maintenance Team

Our maintenance team continues to provide excellent service to our community and recently passed a 'Fall' protection course provided by a local vendor. This course gives our staff the ability to pin point dangers within the work space and plan accordingly so that tasks are completed in a safe and efficient manner



General Manager, Preston Berk

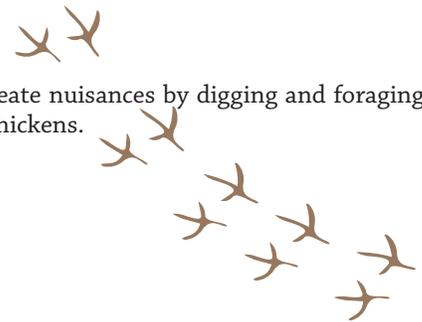
The Board of Directors is pleased to announce Preston has accepted a full time, permanent position as Hokuloa General Manager. Preston and his family will move into the resident manager's unit as soon as it is vacated by the current tenant in May/June 2023.

Air Vents

Some air vents (located on the roof) may have been 'painted over' by the contractor when our homes were painted several years ago. The Hokuloa Maintenance team will begin inspecting each building and replacing air vents where necessary. If you suspect your building is affected, please submit a maintenance request to hokuloa808@yahoo.com, or enter a service request on Condo Control.

Feral Chickens

You may have noticed the Feral Chicken population is growing rapidly. Feral chickens create nuisances by digging and foraging in gardens, crowing at unwelcome hours, and creating waste. Please help by not feeding the chickens.



Condo Control Property Management Software

It is not too late to sign up for CondoControl. Please complete your owner data card and submit to hokuloa808@yahoo.com. Remember, only your email is required to sign up. CondoControl is a great place to receive notifications for upcoming meetings as well as issues impacting our community. So far, 161 homes are now online.

Holiday Reminders



This holiday season please try your best to keep noise at a reasonable level. Any guests should park in guest parking or on the street. Finally, fireworks and firecrackers are prohibited in Hokuloa.

We hope you enjoy the Holiday Season!