



# *Discovery Harbour Community Association*

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## **Newsletter — March 2013**

### **PRESIDENT'S MESSAGE DIANA JENSEN**

Aloha Members,

I have appreciated the opportunity and support in serving on the Association Board over these past three years!

Although I am not running for a subsequent term (to spend more time with a very busy toddler!), I am confident that many of the measures and procedures we have implemented will assist future Association Board and Committee members as well as office staff and other volunteers to better serve all of our community association members.

Thank you to all of the Board of Directors, Committees, office staff and volunteers who have donated their time to help with all of these efforts, and especially to all of our members for your continued support and aloha!

### **WORDS FROM THE SECRETARY BABETTE MORROW**

Our wonderful office staff, Suzanne Brady and Jill Smith, are in the office Monday, Wednesday, and Friday between 8:00 a.m. and noon, and they do a great job of welcoming all who come to the Association Building.

We are continuing to adopt procedures for Officers and Committees, and have now completed the Treasurer as well as the Architectural/Environmental and Social Committees. We are continuing to move towards the 21<sup>st</sup> century by providing more resources online via our website ([www.discoveryharbour.net](http://www.discoveryharbour.net)). Towards that goal we now offer our members the ability to pay their dues online (contact the office to set that up) and are hoping to have a more interactive website later this year. The website is constantly being updated with community information, so please check frequently.

To aid in communications to our members, we ask you to make sure that we have your correct mailing address and encourage you to provide us with your e-mail address. We would like to notify our members of upcoming social events on a weekly basis but, more importantly, we will begin sending out public safety alerts to help us all protect our properties. We would also like to communicate with the renters in our community, so if you have a rental property please provide the office with a Rental Information form (available online).

**DHCA OFFICE UPDATE**  
**Suzanne Brady & Jill Smith**

It's hard to believe Suzanne has already had her first anniversary here at DHCA. She's delighted at getting to know those of you who live here regularly or stop by and visit the office when you are on island.

We always like to know if there are any contact information changes, whether you wish to provide authorization for the Neighborhood Watch to visit your property when vacant, update you on the current activities or just to chat and say hello.

We have frequent requests for availability of short-term rentals for visitors who would like to stay in the area to decide about possibly buying in DHCA or while they are building their own paradise getaway. So if you have a property that may be available, please let us know and we will exchange information. Also if you currently have renters, please provide us with their contact info so we may include them in our mailers. You may also go online and download the Renter Information Form on our website, <http://www.discoveryharbour.net/forms>. Better yet, visit our website for all our current news such as Calendar of Events, Board Meeting Minutes, and CC&Rs. Any comments on the website are welcome as we look to improve our communications with you. This past year was the first year we emailed invoices and provided a service to pay online. If you wish to be included in this service, please inform us to include you.

If you need to fax or make copies, we can provide those services, as well as distributing DH maps and phone lists.

**TREASURER'S REPORT**  
**Babette Morrow**

The 2013 Annual Budget was approved by the Board on December 8, 2012. A copy of the budget and the Annual Financial Report are available online, or you can contact the office if you would like copies sent to you.

Your member dues help support our community in many ways. We have two part-time employees who keep the organization running, and we maintain the buildings housing the office, meeting hall, fire station, and bathrooms. We also pay for some of the social functions during the year and the Association money is used to enforce the CC&Rs as needed.

Dues notices will be mailed around May 31<sup>st</sup>, with payment due by August 1<sup>st</sup>. For those who have not paid, a reminder will be sent July 1<sup>st</sup>. Late fees (currently \$25) will accrue on any dues not paid by August 1<sup>st</sup>, and a Suspension of Privileges letter will be sent. Please note that the Association files a lien on any property that has delinquent charges over \$135.

Thanks to our Audit Committee – Sharon Shining, Lynne Klecak, and Dick Taylor – for providing their services in January. Also thanks to Sheri McDaniel for doing our monthly bank reconciliations. The Board has hired a third-party accountant to assist with our financial record keeping and reporting. If you have an accounting background and wish to help out, we would welcome your expertise as the Treasurer on the Board.

**BALLOT RESULTS**

Mahalo to those who took the time and effort to read the ballots and vote. This is your new Board of Directors:

**2013-14 OFFICERS AND DIRECTORS**

President	<b><u>Babette Morrow</u></b>	Term Ends 2015	Treasurer	<b><u>Erik Ott</u></b>	Term Ends 2016
1 <sup>st</sup> Vice-President	<b><u>Irene Eklund</u></b>	Term Ends 2016	Director	<b><u>Dick Taylor</u></b>	Term Ends 2016
2 <sup>nd</sup> Vice-President	<b><u>Joe Klecak</u></b>	Term Ends 2015	Director	<b><u>Joanna Roskowick</u></b>	Term Ends 2014
Secretary	<b><u>Doug Castro</u></b>	Term Ends 2014	Director	Open x 2	

**ALOHA NEIGHBORS: LET'S TALK REAL ESTATE.....**  
**Joanna Roskowick**

It has been a slow year for Discovery Harbour Real Estate.....to say the least!

In the residential market, we have 16 active listings at this time (\$184,900 to \$464,500). There are 2 contingent (\$125,900 and \$275,000), 2 under contract (listed at \$169,000 and \$259,000) and there were 5 sales this year (\$130,000 to \$280,000).

With 5 closed sales this year and 16 homes listed as active, it would appear that we have 3 years worth of inventory. However, other areas on the island have been picking up in the last 2 years and this may be our year to experience the turn around. Home buyers continue to look for the bank owned and short sale bargains and many owners have been forced to compete in this market, lowering their prices.

The highest closed sale last year was \$280,000 for a 2,254sf home with 3 bedrooms and 2.5 baths. None of the 5 sales sold at list price.

Average days on the market for the 16 residential active listings were 322. This is twice the average marketing time, which is 3-6 months.

Vacant land sales: We have 28 active land listings (\$19,000 to \$105,000), 2 under contract (listed at \$29,999 and \$31,000) and 5 sold (\$25,000 to \$32,000). All of the sold properties sold under the list price. Again, this large inventory of land listings vs. the number of sales shows us that it is a buyer's market at this time in Discovery Harbour.

Much Aloha!

**ARCHITECTURAL/ENVIRONMENTAL COMMITTEE**  
**Christie Eggers, Chair**

Another year has flown, and seems like we had less problems this year.

Your Architectural/Environmental Committee has been hard at work, trying to enforce our CCR's and the Procedures we have set up in order to administer them. It is, and always has been the intent of this Committee to attempt to keep our community a place where we can all be proud of.

Most of our problems seem to come from rental properties, and lot owners that just don't want to conform to our CCRs. After 3 years chairing this committee, I've been blessed to meet some wonderful new members to our community, and made a few new enemies! Oh, well, comes with the territory.

I am grateful to my committee members, especially the Johnsons, who devoted so much time to this "volunteer" job, that took much more time than any of us could have imagined. But again, I believe we had the right motives, and hope that our community is better off for our diligence and hard work, attempting to keep Discovery Harbour a place we can all be proud of. I feel like we have made a difference in the community with our efforts, even though there are those who have complained of our zealously and others who have complained about our laxness.

So, if you want to feel like you can make a difference in this community, get involved. Take the time to go to the Board meetings once a month or join a committee. Be a part of our Association; you will not regret it.

**SOCIAL COMMITTEE**  
**Joanna Roskowick, Chair**

The Discovery Harbour Social Committee held parties on Valentine's Day, Thanksgiving, and December Holiday in 2012, and we are planning lots more parties for 2013. The attendees at the Thanksgiving and December Holiday parties contributed both money and food towards local charities.

All of our social gatherings contribute so much to the feeling of the community, bringing our Members and guests together in celebration. We want to give a big MAHALO to Liz (Cowgirl) Boulton and Linda Renner, for being the hard workers organizing these parties, as well as the many people in the community who help out.

The Committee has decided to have a more active Calendar of Events in 2013, and with several community members volunteering to help "steer" these activities - we are up and cheering!

These events include serving a hot dog lunch at the March Rummage Sale for the Firehouse, a Mother's Day dinner on May 12<sup>th</sup> (to be served by the men), a Father's Day early afternoon party, and a Labor Day community clean-up and BBQ.

The Social Committee is also setting up an "Aloha" Welcome to the Community (E Komo Mai) Committee. We will be setting up for our first meeting in April. If you have any ideas and want to participate, call the office and they will provide your information to the head of this Committee.

The Social Committee recently adopted Rules of Procedure that should help keep consistency in decision-making for now and in the future.

Call the office or check the website for more information or for updates or, even better, to get on the volunteer list. We love our helpers and we can't have these celebrations without them!!!!

**COMMON GROUNDS COMMITTEE**  
**Joe Klecak, Chair**

Aloha all,

Well, it's hard to believe that a year has gone by since I came on board as Chair of the Common Grounds Committee. Before I start on the state of affairs for the Committee, I would like to thank the great folks I inherited when I took over the reins. First, our running back, "Kona Becky" Johnson, Bob Johnson, Jim Saathoff, Lee McIntosh and of course my co-chair, Missi Wheeler. These folks are ready to help their community. Now for the rest of the crew; when Dick Taylor, Mike Athon, Dick Ceresko and Kevin Ann Asman saw how much fun we were having, they volunteered too! Mahalo guys.

We completed the following projects over the past year:

- Before Lynne and I went to the mainland for our sabbatical, the "Boys", Bob, Jim & Lee poured concrete in the storage area between the restrooms and meeting hall. Then Bob replaced the office screen door and ceiling fan.
- New signs were designed by Babette Morrow when she was co-chair, so thanks Babette, as it was long overdue! They give us a nice look.
- We installed LED photocell lights around the hall building. They are only 6 watts, so should save power while increasing security at night. Speaking of security, we must all thank Erik Ott and his crew for installing cameras and hard drive, to watch our building perimeters. This was no easy task.
- Thanks to Missi, Jeff Purser & Lee, chair rails were installed around the walls of the meeting hall for protection against damage.

- Kudos to Larry Saltzman for replacing and repairing the windward siding of the meeting hall, and to Bob Johnson & Dick Taylor for replacing the damaged firehouse siding.
- The biggest Mahalo though must go to Mark Larimer, a Discovery Harbour resident who volunteered to paint the exterior of ALL our buildings, as long as they were power-washed first - which was done by the crack crew of Mike, Jim, Bob, Dick Taylor and Dick Ceresko - and he could paint alone. As you can tell from our new look, Mark is one heck of a painter! Not only that, our “go-getter” Becky Johnson persuaded Sherwin-Williams in Kona to donate us the paint. Thank you Becky.

Last but not least, the Common Grounds crew are always looking for new ideas to benefit our community. We discussed installing solar panels, but at this time without tax credits, they are not feasible. If prices come down though, we may review our options.

I am looking forward to working with our new Board members and my loyal group of volunteers in 2013.

**DISCOVERY HARBOUR VOLUNTEER FIRE DEPARTMENT**  
**By T.J. James, Captain**

Once again, on behalf of the Discovery Harbour Volunteer Fire Department, allow me to express our sincere appreciation to the community and its Board of Directors for their continued support. This past year has seen a number of personnel changes within our team. Retiring from Hawaii Volunteer Company 11-Charlie were:

Scott Stabo – 5 years service  
 Rollie Litteral – 9 years service  
 Ralph Anderson – 6 years service  
 Christie Eggers – 6 years service

The loss of these experienced firefighters is significant and they will be missed. To help offset their inevitable transitions, we've been fortunate to have Douglas Castro and Liz Stabo join our ranks, with new full-time resident Tommy Akin well into the HFD's application process. The addition of these individuals brings new ideas, experience, and enthusiasm to our team, and we welcome other volunteers who may wish to qualify and be a part of a very worthwhile community service. Special thanks also goes to Liz Girard and Dina Shisler, who comprise the DHVFD Auxiliary that assists the group in many non-fire related activities.

On the fire scene, it's been another relatively quiet year in and around our community, with most of our callouts due to nuisance fires (smell of smoke, illegal trash and brush burning, etc.). There were, of course, the Pahala fires involving thousands of acres that saw damage and destruction to considerable agricultural properties, and the evacuation of Ka'u Rural Hospital. Your Volunteer Fire Department, along with Volunteer units from Pahala, Na'alehu, and Ocean View, was there helping to contain the damage.

On the domestic scene, we held our bi-annual Rummage Sale to benefit the VFD on for March 15<sup>th</sup> through the 17<sup>th</sup>, with donations of clean, functioning, and usable items from the community. 2011's event was an unprecedented success, helping our firefighters to purchase optional equipment and supplies, not provided by the County of Hawaii, that help to keep us safe and to be a more effective firefighting unit. On behalf of your current Discovery Harbour Volunteer Firefighters (Ken Shisler, Douglas Castro, Liz Stabo, myself, and hopefully very soon to include Tommy Akin) ..... Mahalo nui!

Men and women interested in being part of our team should visit our page on the Discovery Harbour internet site. Simply go to [www.discoveryharbour.net](http://www.discoveryharbour.net), click on “The Association”, then “Committees”, then “Fire Department”. There you'll find information about us, how to contact us, and some pretty handy material and links from the County regarding wildfires and their prevention. Additional information can also be obtained by calling the Hawaii Volunteer Fire Company Association at 808-961-8374.

**NEIGHBORHOOD WATCH COMMITTEE**  
**Rick Stone, Chair**

**Our Meetings**

Once a month (every third Monday) our neighborhood watch committee gets together at the community center to meet with our Ka'u community police officer (Officer Blaine Morishita at present) and get the latest information on crime in our area. Fortunately for us, the crime rate in Discovery Harbour has historically been low. However, recently we have been experiencing a number of break-ins in houses that are vacant part of the year, so we caution everyone to be particularly vigilant in protecting your property. Some snowbirds have a neighbor check inside their house on a regular basis and some have installed security cameras and alarm systems.

Neighborhood watch helps keep crime down by letting people know that we are all looking out for each other. We've acquired window decals, which you may put in the windows and doors of your home. They are available free of charge in the office at the community center.

**Our Patrols**

Currently we conduct fourteen patrols a week, driving from one end of DH to the other. We cover the approximately twelve miles of roads in DH once during the day and again after dark. Most of the time our vehicles are marked with magnetic Neighborhood Watch signs, but not always. Our job is to keep our eyes and ears open for anything out of the ordinary. We are not "nosey" or spying on anyone. If we see criminal activity, we call the police and let them do their job.

If you've advised the office you're going to be away for a few days (or longer) we'll have our patrols keep an eye on your place for you. With your permission, this may include us actually taking a closer look and walking around to the rear of your property to check for signs of a break-in, etc. Try to make your place look occupied at night. If you notice people going to doors and asking for someone who does not live there they may be casing the houses... get their car license if possible.

Please contact the office upon your return so we know for sure you are back.

From time to time we get calls from residents who are concerned about suspicious people or activities they observe in the area. We appreciate your paying attention. It really helps everyone if we're looking out for each other. Unfortunately (fortunately for us, actually), it is not our job to rush out and attempt to apprehend people or even to confront those who may be involved in illegal activity. That is the job of the police department, and we urge you to call them FIRST.

In many cases, time is of the essence in these situations and if you call us, you will just be advised to hang up and call 911.

We are always in need of volunteers to help us with our patrols. We have an opening at present for Sunday nights. If you don't want to commit to driving full time, we could still use your help to fill in for people who are on vacation or have to be away for other reasons. If you are willing to help, please contact the Discovery Harbour office. Mileage will be reimbursed if desired.

And, if you are a "snowbird" and only live here part of the year, please consider helping us with our patrols. We'd love to have your participation. It is a great way to learn the area and your neighbors while helping them.

If you're curious about how it all works, why not ride along with us on one of our patrols? We'd be more than happy to take you with us – and we both pick up and deliver!! Give us a call at the office 929-9576 to schedule.

**Our Thanks**

Jeff Purser and Missi Wheeler have been chairman and main organizers for this committee for years. They added value to neighborhood watch that cannot be replaced. We miss their dedication and presence already.

**For a Hawaii Police Home Security Checklist leaflet, please see the Neighborhood Watch Committee Page, on our website [www.discoveryharbour.net](http://www.discoveryharbour.net).**

**Useful Phone Numbers:** EMERGENCY - 911; Na'alehu Administrative Police Office 939-2520  
Hilo Administrative Police Office 935-3311; Discovery Harbour Office 929-9576



### **\*\*Calendar\*\***

All meetings, classes and scheduled events listed below are held at the Discovery Harbour Community Center (the yellow building on Kahiki St.). Circle your calendar for the dates and times listed below. All meetings are “open session” meaning you do not have to be a committee member to attend. We hope to see you there.

**DHCA Board of Directors** meetings are held monthly on the **2<sup>nd</sup>** Saturday of the month at 9am.

**Architectural & Environmental Committee** meetings are held on the Monday before the monthly Board Meeting at 4.30pm.

**Neighborhood Watch** meetings are held on the **3<sup>rd</sup>** Monday of the month at 5pm.

**Volunteer Fire Department (DHVFD)** meetings & training are held on the **1<sup>st</sup>** and **3<sup>rd</sup>** Tuesday of the month at 4.30pm.

**Common Grounds Committee** meetings are held on the Tuesday before the monthly Board Meeting at 4pm.

### **\*\*Fun, Classes and On Going Events at the DHCA Clubhouse\*\***

**Yoga** - Every Tuesday, and Thursday at 8.30am. Bring mat, towel, block, strap & water to this 1 hour beginner and intermediate yoga session. Contact Suzanne Brady at 930-4678.

**Ka Lae Quilters** — Beginners and experienced quilters get together every Thursday from 10am to 4pm. Contact Barbara Beatty at 929-9072 or Alice De Graff at 929-8111.

**Game Night** — Enjoy playing games and great conversation every Wednesday at 6:30 pm. Pot-Luck Dinner at 5:45pm on the 1st Wednesday of the month. Bring your favorite dish to feed 6 people and enjoy eating with friends and neighbors. Contact Harry or Lucy Walker at 929-7519.

**Country Line Dancing** – Every Thursday at 6.30pm. Free dance lessons, open to men and women, no partner necessary. Contact Suzanne Brady at 930-4678.

**Exercise For Energy** - Every Monday and Wednesday at 3.45pm and Friday at 9am. Exercise by DVD using balance balls, stretch bands, and Pilates. Contact Babette Morrow at 929-8076 or Judy Knapp at 929-8149.

**Hawaiian Language** - Every Tuesday from 6.30 to 8.30pm. Beginners class open to everyone. Spoken Hawaiian and Songs of Ka'u. Bring your ukelele or guitar. Contact Mary Ramsdell at 929-8161.

**Hula Classes** - Every Friday at 6.30pm. Class by Kumu Hannah Uribes. Contact Mary Ramsdell at 929-8161.

## Our Sponsors

Discovery Harbour Community Association is fortunate to have the following sponsors.

Take a moment to view their business cards listed here.

Support our sponsors and let them know you saw their card on the website or in our newsletter.

This year we will again be highlighting them with personal interviews and putting them on the website throughout the year so you can get better acquainted with these local businesses.

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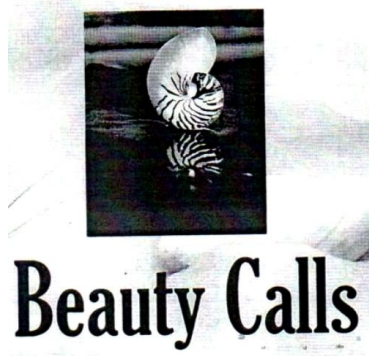
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