

# Emmalani Court President's - Annual Report

February 2022

Hello and Welcome! My name is Tess Rae and this past November, the Board elected me to serve as the new President for Emmalani Court.

## Jim Smith Retires



For those unaware, after more than 15 years of service, Jim Smith decided it was time to relinquish his duties as President. Throughout the years, Jim has not only been instrumental in providing valuable oversight but also a strong presence in the community. He dedicated his time to ensuring the community remained fiscally sound and secure even through challenging times.

Jim is also known to be a “doer” and helped build and improve several amenities located on the property. Although serving on a Board often can be a tireless job, Jim’s efforts will have a lasting effect and greatly appreciated.

On behalf of the Board and all of the owners, I would like to thank Jim and his wife Esther for their years of service. I would also like to thank Jim for helping me through this transitional time. Although I may have some big shoes to fill, I am excited and honored to help continue to ensure Emmalani Court remains an outstanding community and a great place to live and to visit.

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## 2022 Board Goals

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As we move forward into this new year, on behalf of the Board, I am pleased to share our overall goals for 2022.

### **1. Communication – Improved Owner Website, Social Media, Newsletter**

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Connecting with Owners is key and I hope to improve our efforts to better communicate in several ways. First on the list is the owner website. The owner website is a valuable resource to receive updates, submit HOA payments and access any documents pertaining to the Association.

The website also offers the ability to send newsletters, schedule events and offers an online calendar. If you are not signed up to our owner-website, I highly encourage you to please do so. If you have any issues, please contact Hawaiiiana and they will gladly walk you through the process. The website can be found at the following link: <https://emmalanicourt.hmcmgt.com>.

Another avenue for communication is through the creation of a private Facebook page for owners interested in connecting with their neighbors or to quickly receive any news and alerts. There are a lot of resources on Facebook to help owners stay informed, including traffic updates, what’s happening in Princeville or on the island. Although this method of communication might not be for everyone, it can be a valuable tool to stay connected if interested.

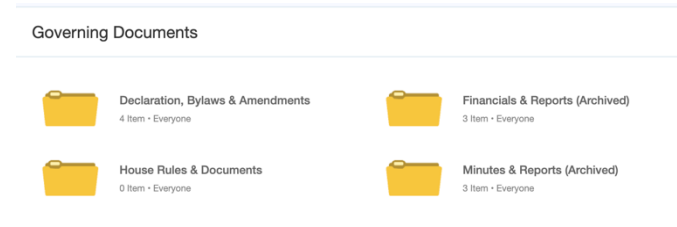
Finally, I do plan to hold regular board meetings more often as needed, along with provide email newsletters periodically throughout the entire year.

## 2. Administration - Owner Access to Records and Documents

Another goal to ensure transparency and to also help owners find necessary governing documents of the Association, I have been working on creating a new online filing system for easy use.

Available on our website under Documents, Owners, board members, and our management team will have access to:

- Declarations, Bylaws, & Amendments
- Agendas, Minutes & Reports
- Financial Information
- The House Rules (Current)
- Applications or Requests Forms



Not only will this better help owners find the document they are looking for, but it also captures all of the history, background, and information in one organized location.

## 3. House Rules, Policies, and Procedures

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The House Rules at Emmalani Court are intended to serve as a guide to ensure everyone's safety and to promote the enjoyment and proper maintenance of the community. This year, the Board will perform a review of our House Rules to ensure our policies and procedures are up-to-date, clearly defined, much easier to read and are in compliance with State and County law.

To accomplish this, we have already begun the task of consolidating the various rules by creating a new hyperlinked Table of Contents that will help owners find a particular rule of interest by title or "theme".

To date, a person looking for a particular rule must search through the entire document to try and locate

the topic of interest, which is time-consuming.

Now, a rule will be located under its respective heading in alphabetical order, which not only makes it easier to find but will also help clarify a particular rule and avoid conflict or contradictions which can happen when they are found scattered throughout the entire document. This often happens when House Rules are added or deleted through the years under general headings.

Not only will the update and revision be a great improvement, but we will also create a condensed version to be posted in Vacation Rental units. The goal is to provide the basic rules and expectations in a simple and easy to read format. Not only will this help guests better understand how items such as recycling, trash disposal, or use of the BBQs, but will also help our Resident Manager spend less time managing issues or complaints.

**4. Fiscal Responsibility and Oversight:** This year, we continue to explore creative ways to be fiscally responsible, especially as costs continue to rise. Our focus will be to stay within the approved Budget and continue to build our Reserve. Our goal is not to raise HOA fees if possible. Currently, Emmalani is noted to have one of the lower monthly HOA fees in comparison to similar condo developments on the island. Our Treasurer Bryan Baker, will provide more details on the health of our Finances in his report.

**5. Maintenance and Repair:** We will continue to maintain our property at the highest standard. It is important for Owners, to be able to trust that your investment is being well taken care of. As a Board, that is something we too understand and take very seriously. As you know, our Resident Manager Sean O'Malley is tasked with overseeing the property and also thanks to our partners, Ohana Landscaping, Emmalani Court is as beautiful as ever.

Aside from the Common Areas, we are also looking into ways we can help all owners, especially those living off-island, with minor maintenance tasks required to keep units looking their best and are safe. One item in particular is putting together a cost-effective window washing schedule for those interested. When an owner lives off-island, it is not always easy to schedule or to even know who to call. Another example is ensuring dryer vents are properly cleaned on an annual basis, which is often forgotten about to ensure our buildings remain safe from fire.

And in regards to major improvements, we will also be taking a closer look at our Reserve Study and examine items needing addressed and start gathering the necessary data needed to prioritize and plan ahead, which is crucial as our buildings continue to age. To help accomplish this, I plan to put together a facilities committee to help the Board work toward maintenance improvements. If this is something you are interested in being a part of, please let us know.

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## **Emmalani Court Real Estate**

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The market in Kauai continues to remain active although latest reports are showing sales have decreased in comparison to this time last year. However, home values are still remaining high. The primary cause for the decrease is due to a lack of inventory and not a lack of people looking to buy homes or condos.

In the past year, we had six new owners join our community. Out of our 42 units, 11 units are classified as owner-occupied, 4 Long Term Rentals, and 27 short term vacation rentals.

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## **Princeville Updates**

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**Glamping Withdrawn:** In November, the controversial Glamping Development at the Wood's Golf Course was withdrawn by the Starwood Capital. Although a reason was not given, they did receive a lot of opposition from the community concerned about losing open space to more development. There are no reports of any future plans or developments at this time.

**Entrance Lawsuit and Paving Project:** There is nothing new to report on this issue as we continue to wait and see what will happen.

### Outdoor Fitness Park

A new Outdoor Fitness Park is now available for use at Albert Park. Located near the playground and along the new and improved pedestrian sidewalk, the fitness park offers users of all ages an opportunity to work on various cardio and strength machines to improve one's health. Classes are also being made available for those interested.



### Hanalei Valley Viewpoint

Construction is also currently underway near the Princeville entrance on the new Hanalei National Wildlife Refuge viewpoint. This site will replace the one located across from Foodland. Not only will the new site handle better parking and have restroom facilities but will allow visitors and residents spectacular views of the Hanalei Valley.



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### Resident Manager Sean O'Malley Set to Retire

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After 7 years as Emmalani Court's on-site Resident Manager, Sean O'Malley and his wife Khan will be leaving this year as they transition into retirement and begin their new life in Thailand. As many of you know, they have been working towards this goal for several years with it now becoming a reality.

Over the years, Sean has taken great pride in his work at Emmalani to ensure the property is well-maintained, safe, and secure and that owners are well taken care of.

He has provided great oversight on all aspects of the property, as well as making sure our amenities, such as the pool, BBQs and storage area operate and look outstanding. Living on-site also has opened the door for friendships to be formed and bonds to be made. The O'Malleys will definitely be missed by everyone at Emmalani Court.

In the next couple months, more communication will come out as we proceed to search for his replacement. I will keep you all posted as we move forward with that. However, until then, Sean and wife will continue to be here to help all of you and answer any questions or concerns you may have on the day-to-day operations at Emmalani Court.

### Final Thoughts

We look forward to working together with all of you and thank you for your continued support. Please feel free to contact us if you have any feedback or suggestions.

Respectively,  
Tess Rae, President

