

Emmalani Court President's Report & News

April 2022

Hello Owners,

Over the past month, I have been working with both our Resident Manager Sean O'Malley and Managing Agent Whit Van Blargan on improving our process and procedures at Emmalani Court.

The goal is that upon Sean's departure, we will have everything prepared and ready for a smooth and easy transition with his replacement.

Hiring to Begin

The search for a new Resident Manager will begin this month. The hiring committee, consisting of Julie Schuller, Fred Schroeder and Jim Smith will be gathering resumes and begin the interview process with applicants soon. The hiring committee will present their recommendation to the Board for consideration and approval. We greatly appreciate them volunteering their time to help with this very important decision

If you know someone who may be interested in this position, please have him/her send their resume to whitneyvb@hmcmtg.com.

Public Website & Owner's Portal

The public website and owner's portal are being improved upon and provide owners with easy access to information, news alerts, and info on the latest meetings.

This month's updates include;

Community Calendar, which consists of:

- Maintenance projects, such as landscaping, power washing, pest control, and pool maintenance.
- Community events and/or dates the community room is reserved for private events
- Upcoming Board meetings

Online Community Room Scheduling

Now owners interested in reserving the community room can book online. Found under the Dashboard and Calendar & Reservations, upon clicking on the link, users can schedule the date. Upon submission, the Resident Manager will then be able to work with you on the details or required approvals.

Our Association: Current Board of Directors and Mission, Vision, and Values Statements (pending, coming soon).

News and Meetings: Owners can find reports and the latest minutes.

Owner Info and Forms: Owners have access to the House Rules and commonly used forms. Sean is reporting that owners are already using the site and it is making it easier to direct owners versus emailing forms. More improvements to come.

Resources and Links: Various new sites of interest around Princeville, important Government agencies, and news.

We currently have 15 owners registered to use the owner portal, but the goal is to make sure all of our owners are registered in order not to miss any important notifications or information. If you have not registered, please do so at: <https://emmalanicourt.hcmgt.com>. A reminder email will also be sent out soon.

Property Inspections, Notices & Owner's Responsibility

What is the monthly property inspection?

At the beginning of each month, the Board is tasked to perform a property inspection. This is a time, when members walk the property to inspect the buildings, grounds, and amenities to ensure everything is meeting the expectations and standards. Items needing attention are noted and then added to the monthly maintenance report. It is also during this time; the Board may note any issues that violate the Bylaws or House Rules.

Owners are highly encouraged to attend the monthly inspection and learn more about what keeps Emmalani looking great. Dates and times vary but will be posted on the community calendar, if interested. This month's inspection will happen on April 5th at 9:00 am, starting at the Pool.

What happens if I receive a Violation Notice?

A Violation Notice can happen at any time if a unit or if a behavior violates the Bylaws or House Rules. The Resident Manager has been given the responsibility to implement and enforce the House Rules. Therefore, a "courtesy" or 1st Notice of said violation will be sent to all owners of the unit.

Upon receipt, it is the owner's responsibility to properly address the issue in a timely fashion. If an owner believes they have received a notice in error, they may request a hearing before the Board to dispute the violation. However, if the violation is not cured by the stated date, a 2nd Notice and fines may occur.

Facilities Committee

The creation of the new facilities committee is currently underway, which will allow the Board and the Resident Manager to focus on our bigger maintenance issues that need addressed. One in particular issue is leaking roofs, which has negatively affected some units after heavy rains. The committee will be tasked with analyzing, researching, and coming up with solutions to fix the ongoing problem, which may include upgrading the current gutter system or beginning the process of possibly replacing roofs. They will also be reviewing our Reserve Study and ensure we are on track with any other items needing maintained.

Board Meetings

Over the next few months, we are looking to establish meetings on a more regular basis. Meeting times and agenda will now be posted on the website, the online calendar, and on-sight on mailroom bulletin board. Owners will receive an email as soon as possible, but no later than 72 hours before the scheduled date.

Emmalani Court Real Estate

Out of our 42 units, 11 units are classified as owner-occupied, 4 long-term rentals, and 27 short-term vacation rentals. No other news to report at this time.

Princeville at Hanalei Community Association (PCHA) Updates

Feral Cat Issue Continues: The State of Hawaii and Kauai County are trying to combat the overwhelming feral cat population and the damage being done to the native bird and monk seal populations. On Feb. 4th, a bill stalled at the state Legislature, which proposed controversial methods to reduce the feral cat population by 50% by the end of 2025. An ordinance prohibiting feeding feral cats on County property was recently adopted however, the solution on how to address the problem remains to be seen.

Owners are therefore reminded that feeding feral animals (cats, chickens, etc.) at Emmalani Court is strictly prohibited. Not only does the feeding of feral cats encourage the animal to stay and frequent the premises, but more importantly, jeopardizes the safety of the native birds that currently nest on or near the property. Cooperation by all is greatly appreciated!

Rental Registration: Recently, the PCHA sent out a notice reminding owners with long-term or short-term rentals, that they must be registered with the Association. A list of currently registered units at Emmalani Court can be found online on PCHA's website. We recently sent notices to those owners at Emmalani Court currently not in compliance. To register your Unit, please go to: <https://www.princevillecommunity.com/view/rental-registration-form.aspx>.

Princeville's New Strategic Plan: On February 28, 2026, the "Dedication of the Golf Course" property is set to expire. Since the golf course land is outside of PHCA's control, the concern over what will potentially happen to this open space remains to be a top priority for the Board.

In January, PHCA presented their new Strategic Plan and vision for Princeville, which "is a sanctuary on Kauai's North Shore where residents, visitors, and guests respectfully and responsibly collaborate to preserve a thriving, beautiful, safe and secure place."

The goal is to "responsibly preserve and maintain what Princeville is and continue to make Princeville an even better place to live or visit." To accomplish that goal, they have created Four Strategic Pillars, which includes, Amenities, Infrastructure, Open Spaces, and Communication.

Committees have been formed to focus on and champion each pillar for the betterment of the community. Currently, PHCA is seeking volunteers and believe collaboration is key. For more information on how you might be able to help or get involved, please contact General Manager, Maylette Garcen at gen_mgr@pcaonline.org.

