

OHANA

Keauhou Kai Newsletter



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THE KEAUHOU KAI RESIDENCE is all fixed up and looking as great as ever! It seemed as though the painting process would never come to an end. Hampered by rainy weather, the painters are now engaged in the wrap-up! The January 14 walk-through uncovered some loose ends and the painters made careful notes for fine tuning to be monitored by Bryan England. The new elevator cab is "classy" according to owners who have checked it out.

Keauhou Kai News Flashes

THE K.K. BOARD DECIDED on January 22 to retain Sammy Foley to design, plant and develop a maintenance program for the lobby area and building planters.

THE BOARD ALSO DECIDED to request bids to repair the front nine planter boxes and clear the plugged drains. Depending on the availability of funds, additional planter drains will also be cleared.

DIRECTORS CAROL TROWBRIDGE AND JODY WHEELER reviewed all of the K.K. signage, and to insure the use of international signage some signs were removed because of redundancy or inability to enforce. Fewer signs means less clutter and a more beautiful Keauhou Kai! Thanks to Carol and Jody!

THE K.K. ROOF is almost leak proof! The last nasty leak unleashed by a November storm has been patched, but a new dripper has appeared.

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Shan and Family by Ken Lentz



MEET SHAN NAKAMOTO, our property manager! Shan was raised in a family chicken farmer business, but after graduating from Brigham

Young University, left the “egg business” behind to strike out and find new challenges. He and his wife, Traci (who hails from the Seattle area) are the proud parents of six exceptional children.

The two youngest members of the family, Staci and Sydni, do what 3 year olds do and keep mom busy managing the home front and otherwise keeping active at church. Tanner (age 5) goes to Kindergarten and plays T-Ball. Taggart (age 8) is a cub scout and engages in coach pitch and

plays judo with his older brothers. Talmadge (age 12) was island spelling bee champion last year and is a boy scout. Teagan, the oldest (age 15), was twice island spelling bee champion, is working for his Eagle Scout badge, and has already been asked by West Point to be a candidate for study there.

Shan enjoys the “family feeling” at Keauhou Kai and keeps his eyes open watching out for flooding. The K.K. Board extends to Shan a special “Mahalo nui loa!”

The Crown Lands of Keauhou by Carol Trowbridge

EVER HEARD OF THE BISHOP ESTATE? If you have looked into it, you know that it is the largest trust of its kind in the world, managing over 12 billion dollars (more than the combined values of the trusts at Harvard and Yale.) Over time, they have chosen to use a more “Hawaiian” name. They are now called Kamehameha Schools in order to recognize their mission of education and cultural development. Kamehameha Schools has a “for profit” arm called the Kamehameha Investment Corporation, and KIC is a very big player in what happens in Keauhou.

The original Bishop Estate was founded by one of Kamehameha the Great’s granddaughters, Vernice Pauahi Bishop, who bequeathed all her wealth in the 1880s to further the education of Hawaiian children.

Because so many European diseases were rampant at the time, Bernice

inherited a vast number of Hawaiian lands, not only from her parents and grandfather, but also from dozens of her cousins and other relatives who died from these diseases. The trust currently owns one out of every nine acres of land in the state of Hawaii.

One of KIC’s most concentrated, and historically most sacred, real estate locations is Keauhou. Kamehameha Schools owns the land where the shopping center is located, many of the parcels around the golf course, the land where the Sheraton sits, and both the land and buildings of the Outrigger Keauhou. The goal of KIC is to evolve Keauhou into a high end community that will showcase Hawaiian history, culture and arts. Their master plan reflects their goals.



A local community outreach activity of the KIC is a group called the Keauhou Outreach Committee. This organization meets monthly and represents business people such as real estate agencies, two hotels, the golf course and the shopping center. It also promotes the interests of condos located in Keauhou and a few local government people. Members we might know are Geri Cardoza, Jean Sellers and myself, Carol Trowbridge. Ask them what’s happening in Keauhou!

Condo Prices Fall by Ken Lentz

ACCORDING TO ARTICLES published in *West Hawaii Today* last fall, condo prices in West Hawaii continue to fall and may return to the 2003/04 level before an appreciation adjustment takes place. Sale prices are dropping at a rate higher than the national rate which is about 6%.

Factors which have driven the decline include the sub-prime mortgage crisis, reluctance of sellers to lower prices to a realistic level, and an inevitable economic "cooling cycle." The most relevant sign of the cool down for Keauhou Kai owners is the decline of prices of condos on the

mauka side of Alii Drive, where prices have declined as much as 30% recently, indicating that there are too many condos and not enough buyers. The decline has not occurred on the makai side of Alii Drive where properties are directly on the shore.

But there is also some cause for optimism. The island's economy should remain strong, although growth will be muted. Predicted growth for the county in 2008 is 2.8%. The tourism industry continues to flourish in Hawaii County which enjoys the second highest number of visitors. The de-



creasing value of the dollar is expected to result in higher foreign investment and if the visa problems can be worked out, Hawaii can expect lots of visitors from China soon.

Keauhou Kai News Flashes *(continued from page 1)*

KEAUHOU KAI MAINTENANCE FEES fall within the range of eleven fees ranging from \$400 to \$1100 charged for local condo complexes.

A PHOTOGRAPHER ASSOCIATED WITH HPM, our local paint supplier, has submitted a photo of the freshly painted Keauhou Kai to the Benjamin Moore Company, which will use it in their marketing literature for commercial building in Hawaii.

PACIFICA REALTY MANAGEMENT, INC. is the name of the new company of Geri Cardoza and Susan Gand, founded to manage properties in the million dollar plus range. Keauhou Kai is lucky to have been invited to follow them into the new company. Expect all future correspondence to come from Pacifica.

TWO K.K. UNITS are currently on the market. No. 202 is listed at \$529,000 and No. 305 is listed at \$485,000.

THE UNSIGHTLY BACK GARDEN CORNER is still the target of landscape improvements. At least two of the three potted palms adjacent to the right of the pool entry will be moved to that corner. One of the palms may be moved to the triangle entry area if it can be determined that there is enough sunlight there.

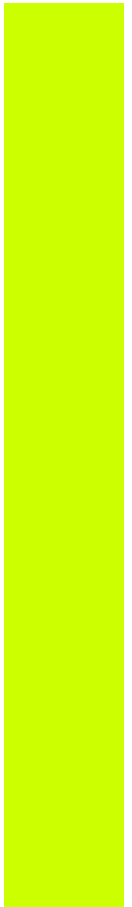
Board of Directors

Name	Phone	Email
Carol Trowbridge.....	324.0272	clearcarol@yahoo.com
Ralph Boirum	425.787.6560.....	rboirum@hotmail.com
Sara Gardner	503.697.0563.....	sara.anne@dslnorthwest.net
Jody Wheeler	509.375.6065.....	kokiw@charter.net
Ken Lentz	480.247.3777.....	kenlentz@cox.net



A Note from the Editor

This newsletter is a attempt to get an regularly published news communication going again. Many thanks for the encouragement and input of Carol Trowbridge. Shan and others have referred to our community as "family"...hence the suggested newsletter title "Ohana." Send comments, articles and suggestions to Ken Lentz at kenlentz@cox.net or 10473 N. 87th Place, Scottsdale, AZ 85258.



Kamehameha III by Carol Trowbridge

WE ALL KNOW OUR ADDRESS IN KONA, but many may not know much about the person for whom the road was named. Kamehameha III was born Kauikeaouli. Both he and his older brother of Liholiho (who became Kamehameha II) were sons of Kamehameha I (the Great). Just before he was born, Kauikeaouli's mother insisted she be brought by canoe to Keauhou Bay to deliver her child. He was born a blue baby, but skilled health practitioners of the day revived him. His birth is celebrated every year at Keauhou Bay on March 17.

Kamehameha III had the longest rule of any Hawaiian monarch – almost 30 years. During that time he accomplished major changes that affect us to this day in Hawaii:

- Hawaii's first bill of rights and constitution
- Hawaii's first private children's school (for royal offspring) in Honolulu
- First Hawaiian laws of fee simple title to residential and agricultural lands

His Legacy is that he was a forward-thinking, open-minded ruler who aligned many of Hawaii's practices with the modern western world.

