

2026 Annual KGE Newsletter

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ANNUAL MEMBERSHIP MEETING: Saturday, 01/10/2026 @ 3PM: Ocean View Community Center Main Hall (upstairs): 92-8924 Leilani Circle Ocean View, Hawaii 96704 - Park in upper parking lot, chairs provided. There are no teleconference capabilities available.

- **Please note, only those listed as official property owners in the County of Hawaii records for Kona Garden Estates properties may attend and vote at the meeting.**
- There will be no discussion, input, nor motions other than procedural as specified by HRS 421i, 414d, and Roberts rules
- **Please fill out the included ballot (and proxy if needed), and mail back to us using the stamped envelope provided.** At this time, the three current/remaining board members listed are the only members in good standing who have volunteered to serve on the board for the next two-year term. We are required to have at least three board members, so we are at a bare minimum. **If you're interested in volunteering your free time to support the community by joining the board, please contact us or let us know at the annual meeting and the board may choose to appoint you even after the election is complete per article 3.5 of the KGE bylaws.**

Due to the continued lack of volunteers willing to serve on the board—and the unacceptable treatment many board members have endured from certain owners—per article 5.2 of the KGE bylaws, the board will be dedicating significant time and resources in the coming months to hire a professional property management company.

This seems to be the only viable path forward. No one in this community should ever have to face being threatened, cursed at, yelled at, insulted, or forced to seek legal protection simply because they volunteered their personal time, free of charge, to serve their neighbors.

We all want to live in a community guided by the spirit of Aloha. Unfortunately, there are individuals who believe they are above the rules or cannot accept decisions made in the best interest of the community. This behavior is unacceptable and will not be tolerated.

The board appreciates those who continue to act with respect and integrity. We remain committed to ensuring this community is managed fairly, safely, and responsibly

02/01/2026 UPPER GATE CODE: XXXX* *07/01/2026 UPPER GATE CODE: XXXX

Lower gate codes will change on the same dates as the upper. They will be emailed out 2 weeks prior to members who have a signed road to the sea agreement on file.

Sharing gate codes should be limited to those who live in KGE & their guests!

2026 ANNUAL MEMBERSHIP MEETING AGENDA:

- Call to order
- Approval of 2025 Annual Meeting Minutes
- Approval of 2025 Financial Report
- Approval of 2026 Proposed Budget
- Adjournment
- Open discussion with members on the future/board information

2026 ANNUAL ASSESSMENTS WILL BE \$215 PER LOT DUE: 01/01/2026, LATE AFTER: 03/01/2026

- Pay by check, money order, or cashier's check mailed to the KGE Service Corporation mailing address below or pay online via PayPal on our website
- ***We do not accept cash and Board members do not accept payments directly***
- Please note a small processing fee will be added to all online payments.
- All KGE invoices/mailings are sent to the parcel mailing address and owner of record on the County of Hawaii website. It is your responsibility to keep your mailing address updated with the county and with KGE.
- A 10% yearly late fee will be applied on the balance of your account if payment is not made in full by 03/01/2026.
- ***Please contact the board if you would like to discuss a payment plan to bring your account current!***

KGE Financial Update through 11/07/2025: Please see the included 2025 Profit & loss and 2026 Proposed Budget on back of road work announcement. **2026 Assessments will be increasing to \$215 per lot strictly to cover yearly operating costs.**

Bank Account Balance: \$172,173.14 Overdue Invoices as of 11/23/2024: \$36,516.41

- 31 of 154 properties have past due balances
- 2 properties are under foreclosure proceedings (KGE may recover \$6,418 owed)

- 6 properties have outstanding liens (including the 2 under foreclosure)
- 4 more properties owing more than \$1K each will have liens filed against them