

# Condominium Association Biennial Registration

## Department of Commerce & Consumer Affairs

All information provided is public information  
(Online application created on April 2, 2013)

### 1. Project Registration Information

Project Registration Number:  
3321

Name of Condominium Project:  
AHUPUA'A VILLAGE

Project Street Address:  
LOT 43 KAPAA HMESTD 4 SER

Total # Units:  
8

Expiration of bond on file with Commission:  
--

Bond Exemption on file expires June 30, 2011

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOOU has previously applied for a fidelity bond exemption (all fidelity bond exemptions expire at the conclusion of the biennial registration period). Question #5 of this application allows the AOOU to select a fidelity bond exemption.

### Association Information

#### 2. Officers & direct contact

##### 2a. AOOU Officers: (public information)

President:  
ZAMBO, AARON A

V. President:

,

Secretary:

GARCIA, LANIEZA

Treasurer:

SMITH, RAY

**2b. Direct Contact Officer:.**

Title:

PRESIDENT

Last Name:

ZAMBO

First Name:

AARON A

Officer's Mailing Address(public):

2850 KAPENA ST

LIHUE, HI 96766

Day Phone:

808-651-2943

**Public** Email:

AARONZAMBO@AOL.COM

**3. Notices & Authorization**

**3a. Person to receive correspondence/contact from Commission:**

This individual will receive notices to update fidelity bond coverage, as well as correspondence from the Commission.

Title:

PRESIDENT

Last Name:

ZAMBO

First Name:

AARON A

Officer's Mailing Address(public):

2850 KAPENA ST

LIHUE, HI 96766

Day Phone:

808-651-2943

**Public** Email:

AARONZAMBO@AOL.COM

### 3b. Individual responsible for implementing access policy for service of process.

Name:

HEDDA SCHMUTZ

Pursuant to Act 158, Session Laws of Hawaii 2009, please identify the individual designated to provide reasonable access to persons authorized to serve civil process, in compliance with Hawaii Revised Statutes Chapter 634.

### 4. AOUC Management Status

#### Self Managed by Association of Unit Owners

Title:

PRESIDENT

Last Name:

ZAMBO

First Name:

AARON A

Officer's Mailing Address(public):

2850 KAPENA ST  
LIHUE, HI 96766

Day Phone:

808-651-2943

Public Email:

AARONZAMBO@AOL.COM

### 5. Bond Information

**Fidelity Bond Exemption:** An AOUC that is unable to obtain a fidelity bond may seek approval for a bond exemption from the Commission (HRS §514A-95.1(a)(1)). Select which type of exemption the AOUC is requesting. The AOUC may submit only ONE type of bond exemption if the AOUC meets all the conditions and terms stated on the application. An additional \$50 nonrefundable bond exemption application fee will be added to the total amount due. If the bond exemption is denied, then the AOUC must submit evidence of current fidelity bonding no later than the May 31, 2011 registration deadline. All fidelity bond exemptions expire at the conclusion of the biennial registration period, shall be reapplied for each biennial registration period, and shall be submitted at least 30 days prior to the biennial registration deadline.

20 or Fewer Apartments

Where the condominium project contains twenty or fewer apartments.

### Fee & Assessment

## 6. Owner occupancy:

Percentage of residential use units in the project which are owner-occupied  
60.0%

## 7. Annual operating budget:

Did the AOUC board of directors adopt an annual operating budget?  
No

## 8. Maintenance fees:

(see [Instructions \(instructions.html\)](#))

State the lowest and highest MONTHLY maintenance fees assessed for any unit.

Lowest per month:  
\$0.00

Highest per month:  
\$10.00

Has there been an increase in maintenance fees in the last two years?  
No

What is the AOUC's total amount of current DELINQUENT maintenance fees over 90 days?  
\$0.00

## 9. Special assessments:

Were special assessments levied against the owners within the last two years?  
No

Is there any plan to collect a special assessment in the near future?  
No

Other information

## 10. Reserves:

(see [Instructions \(instructions.html\)](#))

Has the AOUC reserve study been annually updated?  
Yes

10b. Has the AOUC adopted an annual operating budget for replacement reserves?

Yes

10c. Is the AOOU funding a minimum of fifty percent of the estimated replacement reserves OR funding one hundred percent of the estimated replacement reserves when using a cash flow plan?

Yes

10d. Has the AOOU funded replacement reserves through special assessment?

Yes

10e. Has the AOOU exceeded its annual operating budget during anytime in the last two fiscal years?

No

10f. Where are the reserves deposited/invested?

Deposited in a financial institution, including a federal or community credit union, located in the State and whose deposits are insured by an agency of the United States government;

Yes

Held by a corporation authorized to do business under HRS Chapter 412, Article 8;

No

Held by the United States Treasury;

No

Purchased in the name of and held for the benefit of the association through a securities broker that is registered with the Securities and Exchange Commission, that has an office in the State, and the accounts of which are held by member firms of the New York Stock Exchange or National Association of Securities Dealers and insured by the Securities Insurance Protection Corporation.

No

Demand deposits, investment certificates, savings accounts, and certificates of deposit;

No

Obligations of the United States government, the State of Hawaii, or their respective agencies;

No

Mutual funds comprised solely of investments in the obligations of the United States government, the State of Hawaii, or their respective agencies;

No

Out of state institution.

No

11. Audit:

Does the AOOU conduct an annual financial audit of AOOU funds by a public accountant?

No

12. Pets:

Does the AOOU prohibit pets?

No

### 13. AOOU Educational Materials

Does your AOOU maintain and make available for owner-review during reasonable hours a reference binder containing the Hawaii Condominium Bulletin, Board of Directors Guides, Real Estate Commission brochures, HRS Chapters 514A and 514B, HAR Chapter 107, copies of the declaration, bylaws, house rules, and any amendments?

No

### 14. Changes to Common Elements; Amendment of Project Documents

Has the AOOU made any changes to the common elements within the last two years?

No

Have all declaration and bylaw changes been recorded with the Bureau of Conveyance or the Land Court?

No

### 15. Adoption

Has the AOOU amended the declaration, bylaws, condominium map or other constituent documents to adopt the provisions of HRS Chapter 514B?

No

### 16. Mediation/Arbitration/Lawsuits

Has the AOOU utilized mediation or arbitration to resolve condominium disputes within the past two years?

No

Have any lawsuits been filed against the association in the last two years?

No

Are there any civil or criminal judgements entered against the association in the last two years?

No

### 17. Email address; Internet Website

Does the AOOU have a separate email account?

No

Does the AOOU maintain an internet website?

No

## 18. Dissemination of Education Materials to Owners

How does the AOOU disseminate new information to homeowners regarding changes to bylaws, house rules, HRS Chapters 514A and 514B, and HAR Chapter 107?

Newsletter

No

Mailings

No

Bulletin Board

No

Email

Yes

Website

No

Other

No

Conditions and Terms

20 OR FEWER UNITS AOOU FIDELITY BOND EXEMPTION APPLICATION

July 1, 2013 - June 30, 2015

NOTICE:

Effective 6/13/00, an additional \$50 nonrefundable bond exemption application fee is applicable (HAR §16-53-16.8(3)(D)(ii)).

Where the condominium project contains twenty or fewer units:

1. The AOOU, through its board of directors, shall certify to the Commission that it has obtained recent letters from three (3) separate insurance carriers confirming that the AOOU is unable to obtain fidelity bond coverage;
2. Projects with 6 to 13 units shall have either reserves of \$10,000 or less and a total annual budget of \$15,000 or less, OR a total annual budget of \$25,000 or less AND at least two of the following:
  - a. Retains a condominium managing agent who is currently registered as a CMA or licensed as a real estate broker in the State of Hawaii;
  - b. Separate operating and reserve accounts with two signatures required on reserve account;
  - c. Operating account with two signatures for checks in excess of \$500;
  - d. Board review of account statement from CMA;
  - e. Board review of account statement from financial institution;
  - f. Conducts an annual audit/review/compilation;
  - g. Automatic payment by financial institution of utilities and regularly recurring expenses;

- h. Project is totally commercial or industrial use with no residential use units;
3. Projects with 14 to 20 units shall have either reserves of \$20,000 or less and a total annual budget of \$30,000 or less, OR a total annual budget of \$50,000 or less AND at least three of the following:
  - a. Retains a condominium managing agent who is currently registered as a CMA or licensed as a real estate broker in the State of Hawaii;
  - b. Separate operating and reserve accounts with two signatures required on reserve account;
  - c. Operating account with two signatures for checks in excess of \$1,000;
  - d. Board review of account statement from CMA;
  - e. Board review of account statement from financial institution;
  - f. Conducts an annual audit/review/compilation;
  - g. Automatic payment by financial institution of utilities and regularly recurring expenses; and
  - h. Project is totally commercial or industrial use with no residential use units;
4. With the exception of the fidelity bond exemption, the AOUC and its board of directors shall comply with the provisions of Chapter 514B, HRS, and Chapter 107, HAR (Subchapter 6);
5. The conditional registration and the fidelity bond exemption expire at the conclusion of the biennial registration period and must be reapplied for with each biennial registration period, and shall be submitted at least 30 days prior to the biennial registration deadline.
6. Failure to abide by these conditions and terms shall result in termination of the fidelity bond exemption and the association registration.

CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER or MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER

For the Period of July 1, 2013 - June 30, 2015

1. I have read and understand the Instructions.
2. I certify that this application is complete as required, and is accompanied by the required documents and fees.
3. I certify that I am authorized to sign this certification on behalf of this condominium association, that the information provided is true and correct, and that there are no material omissions. *(It is unlawful for any AOUC, its officers, board, or agents to file with the Commission any information that is false or contains a material misstatement of fact (HRS §514A-134 and 514B-99.3). Any violation is a misdemeanor.)*
4. I certify that any changes to the required information provided in questions one (1) through five (5) of the registration application information, as required by HRS §514B-103(a)(1), shall be reported to the Real Estate Commission, in writing, within 10 days of the date of change. I further certify that the condominium association shall continue to update all other information during the biennial registration period as required by statute and provide updated information as requested by the Real Estate Commission. Also, written notification shall be provided to the Real Estate Commission at least 30 days prior to cancellation, termination, or a material change to the information provided in the evidence of fidelity bond coverage.
5. I certify that this condominium association does maintain continuous fidelity bond coverage in compliance with HRS §514B-143(a)(3), and that evidence of fidelity bonding or bond exemption shall be filed with the Real Estate Commission throughout this entire registration period. This condominium association acknowledges that its registration shall be automatically terminated for

failure to provide the Real Estate Commission with evidence of continuous fidelity bond coverage (if applicable) through June 30, 2011.

6. This condominium association has received sufficient notice that if it fails to submit a completed registration application and fails to maintain continuous fidelity bond coverage or an approved fidelity bond exemption, it shall not have standing to maintain any action or proceeding in the courts of this State until it properly registers (HRS §514B-103(b)).

**Name of Association Officer, Developer, 100% Sole Owner, or  
Managing Agent with Delegation of Duty to Register Completing this Application:**

**AARON ZAMBO**

- **President**

Name of Condominium Project: **AHUPUA'A VILLAGE**

Reg.....593.....\$50.00

CEFT.....906.....\$7.00 x 8 = \$56.00

Bond Exemption....593.....\$50.00

**Total Amount Due for Registration = \$156.00**

Payment Method: CREDIT\_CARD

Received On: April 3, 2013

Contact Email: AARONZAMBO@AOL.COM

## Condominium Association Biennial Registration

Real Estate Branch, Association Registration, DCCA

335 Merchant Street, Room 333 • Honolulu, HI 96813

Phone: 808-586-2643 • Email: [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov) (mailto:hirec@dcca.hawaii.gov)

[Accessibility \(http://portal.ehawaii.gov/accessibility.html\)](http://portal.ehawaii.gov/accessibility.html) |

[Privacy \(http://portal.ehawaii.gov/privacy-policy.html\)](http://portal.ehawaii.gov/privacy-policy.html) |

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