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OFFICE OF THE  
COUNTY COUNCIL

553 Kulaiwi Drive  
Wailuku, HI 96793  
June 24, 2017

Councilmember: Alika Atay, Robert Carroll, Elle Cochran, Stacy Crivello, Don Guzman, Riki Hokama, Kelly King, Yuki Lei Sugimura and Mike White

Re: Wailuku Heights Extension – Unit II Homeowners Association (“WH II HOA”) Opposition to Lona Ridge Conditional Use Permit Application

Dear Councilmembers:

As a homeowner within 500 feet of 588 Kulaiwi Drive, Wailuku and most immediately impacted, I strongly oppose Lona Ridge (Mrs. Leona Wilson) Conditional Use Permit (CUP) Application to host events such as: weddings, tea and anniversary parties, non-profit functions, corporate meetings, cultural events and ceremonies, filming and photography, art exhibits, retreats and workshops. These events will cause unreasonable detriment to our community and immediate neighbors. Major issues that come to mind: Personal safety as traffic speeds downhill, increase in traffic and noise, fire evacuation, parking and hazardous exhaust pollution as trucks rev their engines to climb Kulaiwi Drive. Our neighbors and streets were not designed for commercial traffic. Lona Ridge events are advertised and offered without regard for our safety, privacy, welfare or quality of life of our community and adjacent homeowners. If Lona Ridge application is approved, this will force us and our neighbors to absorb the impact of this application on and around our homes, threatens and disrupt our safety, right to peace and quiet.

Wailuku Heights has been and continues to be home to many retirees, growing families, professionals and local business leaders, who moved into our neighborhood precisely because its' unique location, exquisite views, peace and tranquility. The existence of Wailuku Heights II Protective Covenants, Conditions and Restrictions (CC&Rs) are the added protection needed to maintain the peace and quiet of Wailuku Heights. It is for these reasons that we enforce the CC&Rs which have protected our beautiful community since the inception of Wailuku Heights II.

Wailuku Heights II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&Rs) clearly prohibits the following:

- Section 6.7: No Noxious or Offensive Activity: No Noxious or offensive activity shall be carried any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. (The Traffic, safety impact and noise that will be created by these commercial activities are undoubtedly nuisances, disturbances and annoyance).
- Section 6.24: No Business or Commercial Activity. No Lot shall be use at any time for business or commercial activity. (Weddings, tea and anniversary parties, non-profit functions, corporate meetings, cultural events and ceremonies, filming and photography, art exhibits, retreats and workshops are prohibited).

The owner of Lona Ridge is a member of the Wailuku Heights II Homeowners Association. She pays Homeowners Association dues, she elected to run as HOA Board of Director, attends, speaks at and votes at our annual membership meetings which are restricted to homeowners.

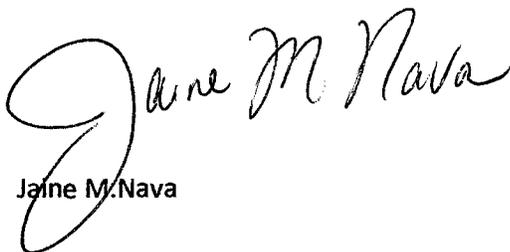
Allowing her commercial events despite it is a violation of our CC&Rs will set a dangerous precedent for the invasion of similar divergent development allowing other businesses to open in Wailuku Heights or elsewhere in Maui.

Growing up on the West Side in Lahaina, I was always inspired by the working professionals that resided in Wailuku Heights. I dreamt of one time living there too. Fifteen years ago that became a reality. Our home is the meeting house for our Ohana where love, comfort, joy and sadness and life experiences are shared. Over the first nine years while relaxing on the lanai, I was able to recognize every person and car on Kulaiwi Drive. Since 2009 and the completion of Lona Ridge, speeding traffic, noise and strangers have invaded our neighborhood. I no longer feel safe in my home and my nightly walks. Kulaiwi Drive has a very steep gradient, narrow and winding curves that are poorly lighted. This home is our little slice of the American Dream, we absolutely love our community and had planned to spend our golden years on Kulaiwi Drive, but now our American Dream is turning into a nightmare.

The presence of Lona Ridge has already dramatically change our neighborhood dynamic with an increase in traffic flow, noise on our residential streets and our safety. Lona Ridge proposed four (4) events a month in addition to her agricultural events translate to daily – all year around traffic of planners, decorators, catering delivery trucks, guests, buses, clean-up crew and maintenance trucks. The general principle is that “anything that negatively impacts the quiet enjoyment of somebody’s residence is a problem”. With the opening of a business this will only amplify this existing problem. The gain for Lona Ridge is a personal loss to too many who for the most this is our primary investment/retirement home.

We urge the Councilmembers to please deny Lona Ridge’s application for a Conditional Use Permit. Approval of Lona Ridge application is entirely out of character with the neighborhood, it would send a signal to the other homeowners that our CC&Rs are meaningless and can be circumvented at will. This puts not only our home at risk, but the new homes as well. It also opens the door for these types of overboard development to move into other residential neighborhoods throughout the county and disrupting the character and dignity of our beautiful island. The CC&Rs were put into place to protect the best interest of our community. Lona Ridge application would set a precedent and continue to ruin the very reason some people moved here. I believe that long-time residents of an established residential neighborhood deserve more respect than Lona Ridge. Please do not destroy the life-long homes of citizens for the purpose of Commercial Activities. The permanent negative impact will adversely affect our entire community and neighbors for a lifetime and others to come.

Sincerely Yours



Jane M. Nava