

Frequently Asked Questions

(Last Updated 8/10/2020)

Pacific Palisades Community Association
Pearl City, Hawaii

1. What is the goal of this FAQ sheet?

Answer: We know many of you are asking what is going on at the PPCA during this pandemic, and in general, with respect to the center. Questions about the pool, dues, operating hours, and financial status of the center are received by phone, email, and in person. We hope this page will become a centralized location for the answers you seek.

2. Who runs the PPCA?

Answer: The PPCA is led by a board of directors who have been elected by the homeowners of Pacific Palisades. The board consists of fellow homeowners, committed and interested in keeping Palisades strong, together, and peaceful. Anyone can apply to be a board member by sending your resume to our office.

3. What do the yearly dues pay for?

Answer: Like any budget, a home owners association budget is designed to reflect upcoming debts such as utilities, maintenance, and administration. The reserve fund (savings account) is money that has been set aside for future expenses, such as a new roof, pool repairs, parking lot, unexpected expenses, and legal costs.

4. What happens if I don't pay my yearly dues?

Answer: PPCA members are required to pay the yearly dues. Not paying dues affects all owners of the PPCA. The Association is authorized by law to place a lien against the property for unpaid dues and prohibit use of the common areas. However, the PPCA has always worked with members during financial hardships, usually implementing a flexible payment plan. **The PPCA has never charged late fees nor charged interest for non-payment.**

5. Does the board ever hire an independent auditor to review the books?

Answer: Financial audits are not required of HOA's, though it is highly recommended to have one on a periodic basis. Our last audit was in 2012. This year we are hiring an independent auditor **Jay Miyaki, CPA, LLC** and will make the report available. The audit is scheduled to be completed by the end of this year. We plan to implement a regularly scheduled audit for the future.

6. Why does the pool always look closed?

Answer: In the past, our insurance carrier strongly suggested, basically required, that a lifeguard be present at all times when the pool is open. Simultaneously, finding and keeping a qualified lifeguard has been difficult due to a city-wide shortage of them.

The board has been working hard to solve this problem and has prepared a plan for opening the pool, and center grounds, more frequently. By adding an affordable, yet

substantial, umbrella insurance policy, we can now open the facility without the need for a lifeguard. We still believe in having one poolside for general membership swimming. Additionally, we plan to hire a center monitor during the afternoons who will enforce the Center's rules, encourage more recreational programs, and monitor access to the center's grounds.

Beginning this summer, pool hours were set to run from 1PM to 5PM, Monday thru Thursday, and the 1st and 3rd Sundays of the month, subject to hiring a center monitor. The hiring of a center monitor will allow the pool to operate year-round, as well as some weekend hours.

Note: Due to the Covid-19 pandemic, we will follow State and County directives. Therefore, implementation of this schedule will be delayed. We are working on a plan to open the pool by appointment for lane swimming.

7. When are your board meetings?

Answer: Board meetings are usually held on the 1st Wednesday of each month at the PPCA Office. Due to the pandemic, and beginning September 2nd, 2020 we will be holding the monthly meetings via Zoom. See our website Home page for details.