

# LIVING AT HUALĀLAI

*at Historic Ka'ūpūlehu*



**Building with Ease &  
Contemporary Style**

**CHOOSE YOUR  
PERSONAL VOYAGE**

**72-455 Ka'ūpūlehu Drive**

This newly constructed home features an impressive great room and sweeping wrap-around lānai; see page 21 for listing details.

**Ke'olu: The Luxe  
Member-Only Sanctuary**

**HISTORY OF THIS PLACE -  
KA'ŪPŪLEHU**

A woman with dark hair and light skin is lying on her back on a sandy beach. She is wearing several pieces of jewelry: a wide, ornate bracelet on her left wrist, and multiple rings on her fingers. Her hands are resting near her head. The background shows a clear blue sky and a calm ocean with some greenery on the distant shore.

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*since 1873.*



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MAUNA KEA BEACH HOTEL  
MAUNA LANI BAY HOTEL

**OAHU**

HALEKULANI  
THE KAHALA HOTEL

**MAUI**

FOUR SEASONS RESORT  
AT WAILEA



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### DISCOVER YOUR PERSONAL VOYAGE

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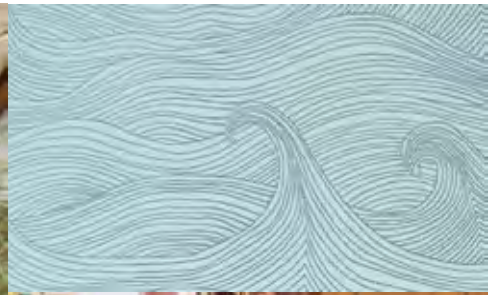
### KE'OLU: THE LUXE MEMBER-ONLY SANCTUARY

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tim clarke interior design ■ sophisticated homes inspired by the ocean

# COASTAL MODERN



Coastal modern homes are studies in contemporary luxury. Carefully chosen objects and furnishings imbue them with life, yet they are clean and modern and reflect the history of both the locale and the family that lives in the home. Interior Designer Tim Clarke is acclaimed for creating residences that are deep reflections of the people who live in them, as well as of the natural environments that surround them.

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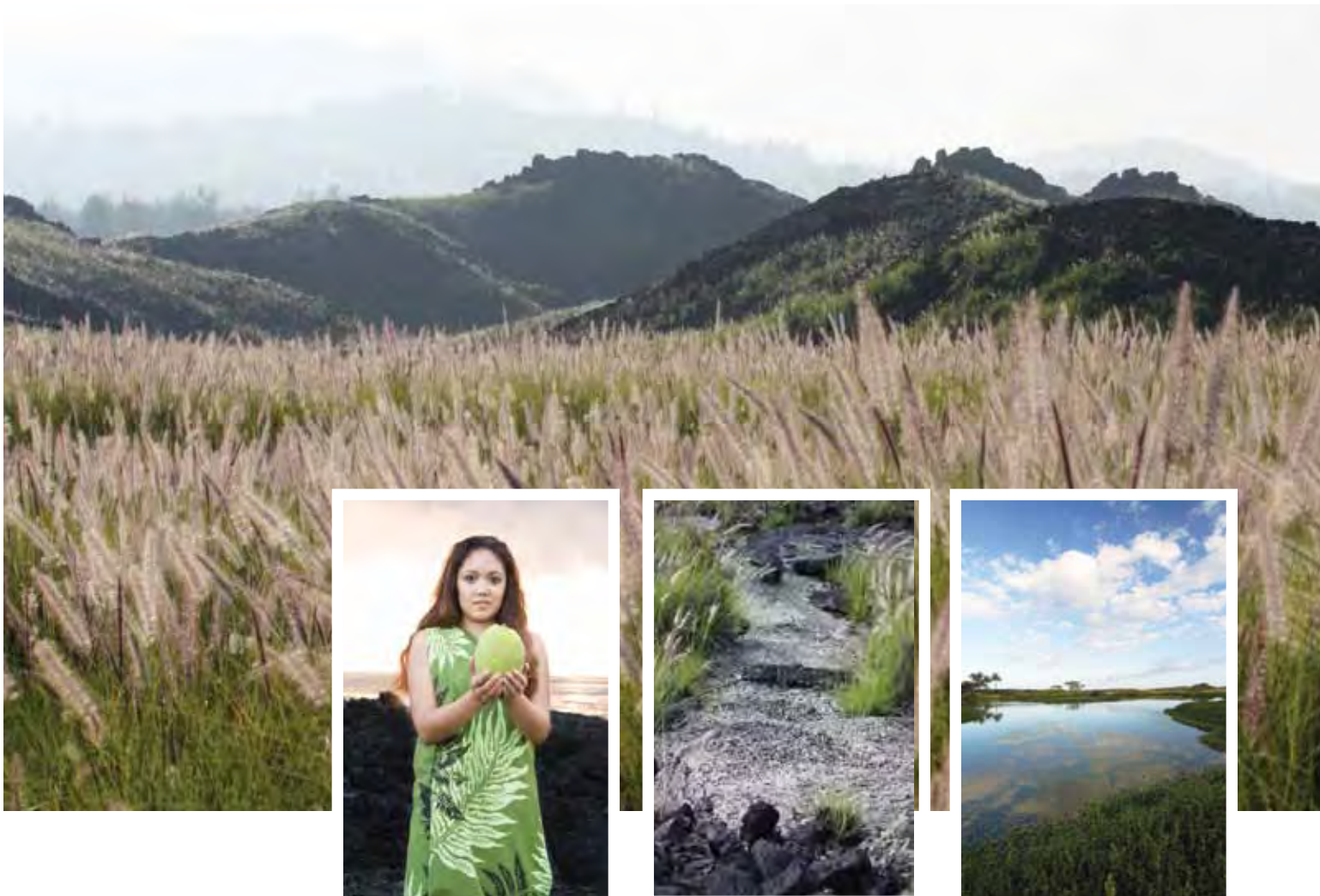




# The History of this place - Ka`ūpūlehu

Sacred lands in Hawaiian lore, the Ahupua`a (land division) known as Ka`ūpūlehu on Hawai`i Island's west coast is rich in natural and cultural history, and is home to Hualālai Resort. Gentle trades carry the sweet fragrance of flowers and the sea, while ancient lava flows form dramatic landscapes. Spectacular beauty and mana (powerful energy) live here; and those who are drawn to these lands continue to benefit from and contribute to these treasured gifts of nature.

The region's name comes from Ka`ūpūlehu which means "roasted breadfruit" in Hawaiian. A popular local legend tells the story of an old woman who traveled from the top of Mt. Hualālai to the ponds below asking for fresh fish. She was turned away by the village overseer, however, as she left, a kind fisherman, Kapulau, gave her his catch. She instructed him to tie a lepa (sign) to the back of his home and on the fence that evening.



Further uphill she encountered two young girls roasting breadfruit. One sister Kolomu`o was roasting for La`i and the other sister, Pāhinahina was roasting for Pele, the goddess of fire. Pāhinahina shared the meal with the old woman and the old woman told Pāhinahina to tie a lepa (sign) on part of their home. That night a great fire was seen on the mountain. Initially thought to be a camp fire, it soon became obvious that the fire was in fact a lave flow that came to engulf the village and fill in the fish pond. By the time the villagers realized that the old beggar lady who they had scorned was actually Pele, it was too late. The only homes spared were that of Pāhinahina and the generous fisherman Kapulau.

Pure myth or semi-true, the reality is that many centuries prior to manicured fairways, pristine tropical gardens and luxury homes, the area now known as Ka`ūpūlehu supported a thriving, self-sustaining fishing village inhabited by early Hawaiians. Taro gardens, coconut groves and salt gathering areas flourished near the ocean; hardwood trees, breadfruit and livestock (Hawaiian pigs and native game birds) were cultivated up mauka (towards the mountain) creating the perfect template for cooperative trade among ancient Hawaiians. The anchialine ponds (brackish water springs near the ocean) supported a host of additional greens, fish

and shrimp for the pot.

Today this village concept, including sustainable practices both on and offshore, is embraced by the resort owners and the professional team of specialists they've put together who, having inherited the role of stewards, mālama (care for) this special place. And special care is needed for the many archeological treasures found throughout the resort property and the tens of thousands of acres that make up the Ka`ūpūlehu land division. Petroglyphs, dating back to the 4th Century AD and among the earliest form of native islander communication with their gods, spirits and fellow travelers on Hawai`i Island trails, may be viewed on property. Other significant finds include lava tubes, portions of the historic King's Trail, and, of course, the ancient fish ponds which have been restored over the past 20 years, along with the rich wetland habitat that surrounds them. In fact, long before the Four Seasons Resort Hualālai and the first of the resort's amenities – the Hualālai Golf Course – were completed, David Chai, Director of Natural Resources, and his team were working diligently to improve and enhance the property's fragile marine environment. Their award-winning work is on-going with development and implementation of innovative new techniques to ensure the ponds' long-term health and vitality.



In the meantime, the heart of cultural programming at Hualālai Resort beats most strongly within the Ka' ūpūlehu Cultural Center located adjacent to the 18th hole of the Jack Nicklaus-designed Hualālai Golf Course. An integral part of resort programming from the beginning, the Cultural Center is managed by Hawai'i Island native Earl Regidor, affectionately known as Uncle Earl. The experience begins the moment you enter and step lightly on a map of the islands of Polynesia inlaid into the native wood floor. The Center houses numerous cherished paintings by renowned artist/historian, the late Herb Kane, and a large collection of ancient Hawaiian artifacts including tools used for making kapa, pounding

*Continued on page 7*



## • We've Got an App for that and Much More!

- Navigating Hualālai Resort's 865-acre property is always an adventure of discovery and we invite you to take time and enjoy the journey. But, when you absolutely need to get there now – can't be late for that spa treatment – The Hualālai Phone App is the answer! Among many features, GPS functionality allows you to simply click the "Find Me" key which shows your location; then, using the "Directions" key, type in your destination and your quickest route will be displayed wiki-wiki (fast)!
- Finding your way to everything Hualālai has to offer is just the beginning, the App also contains all the latest news on activities and events and a

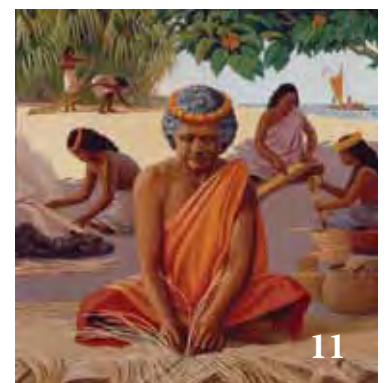
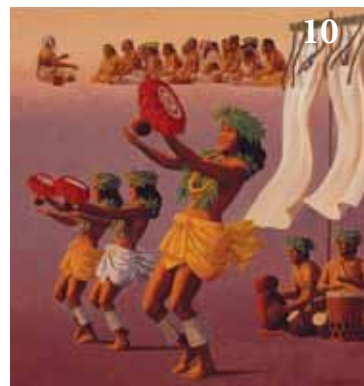
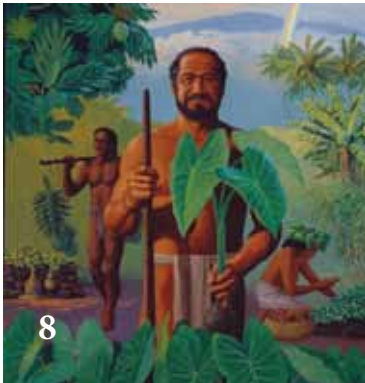
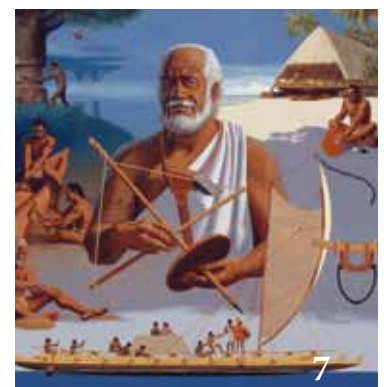
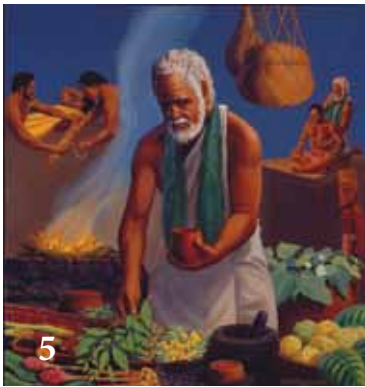
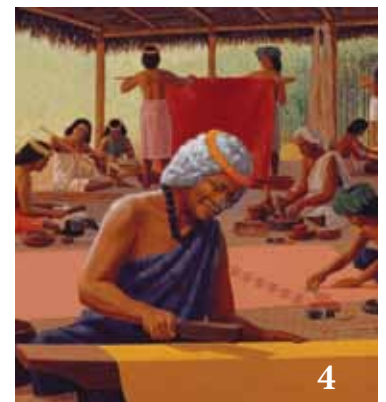
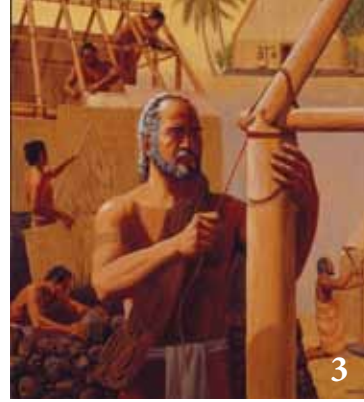
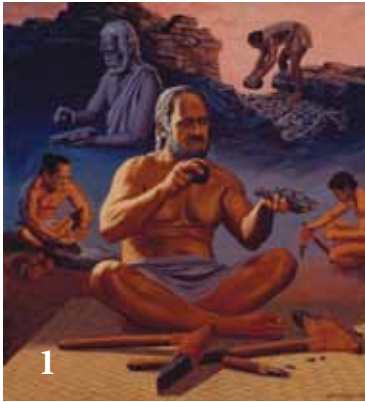
"Reservations" key to connect you to the department to secure your space, whether it's stand-up paddling with the Alaka'i Nalu (Hualālai's professional watermen and women) or haute dining at 'ULU Ocean Grill + Sushi or any of the Resort's award-winning restaurants.

And, who doesn't need a little help once in a while? Among many additional keys, including "Live View" and "Orientation", the "Help" key assists in putting you directly in touch with departments such as the Club Concierge, Housekeeping and Resort Security. The most current weather forecasts are found on the "Weather" key, assisting you in planning your day's

activities.

Enjoying the very best of Hualālai Resort has never been easier and in the words of Patrick Fitzgerald, CEO, "The Hualālai App complements the service that is expected here. It's like your own personal concierge. Understanding the way technology is moving, we want to be sure to accommodate every traveler and how they plan their visit."





**1. The Adz Maker** - The adze (ko`i) was the supreme Polynesian implement, valued above all others. Well shaped, efficient adzes, endowed with the mana (sacred power) of those adze makers most talented at working stone, were believed to accumulate mana through respectful use.

**2. The Fisherman** - The sea was an intimate part of Hawaiian life, supplying food from abundant reefs and shores to deep waters far out at sea. Fishermen (lawai`a) developed a vast body of knowledge about their quarry, including methods of fishing, fishing grounds, meteorology, ocean phenomena, and stars.

**3. The House Builder** - A master craftsman, depicted clockwise from the rock wall builder at lower left, a man hands up a shingle of thatch--made of lauhala (pandanus leaves) sewn over a light rod-to a worker lashing thatch to a rafter. A Hawaiian home was composed of a cluster of houses, each serving a different purpose; family conversation, sleeping and separate houses for meals for men and women.

**4. The Maker of Kapa** - Successive beatings of the bark over stone and wooden anvils, combined with complicated soaking and fermenting process to soften the bark, produced wide strips of lauhala. It was used for sails,

garments, sleeping coverings, and for wrapping precious objects, the finest being offered as gifts symbolic of rank and prestige.

**5. The Physician** - A physician (kahuna lā`au lapa`au) observed rituals expressing respect toward Lono, patron spirit of healing, and strive to emulate their `aumakua, spirits of famous physicians of the past, so they might aid those needing healing with their mana.

**6. The Warrior Chiefs** - From childhood, chiefs were trained to an ideal of the perfect chief, one who led and inspired his people by wise and courageous example. Chiefs would frequently lead their men in difficult agricultural work, in building fishponds, and constructing rock platforms for temples.

**7. The Canoe Builder** - A master canoe builder was guided by a little woodpecker (`elepaio), regarded as a manifestation of Lea, wife of Kupa ai ke`e, patron spirit of canoe makers. If the bird inspected the trunk and flew away without pecking, the wood was sound and selected. Canoes were regarded as living persons.

**8. The Planter** - Planting, cultivation, and harvesting

conformed to traditions based upon a large body of knowledge of plants, soils, irrigation, seasonal cycles and weather.

Each community lived within an ahupua`a, typically a division of land extending from the mountain summits to the offshore fishing grounds.

**9. The Ruling Chiefs** - Genealogies tracing direct descent from the major spirits gave chiefs (ali`i) authority to govern. Although chiefs were ranked by quality of lineage, lower ranking chiefs often achieved kingship by exceptional political skill and prowess in battle.

**10. The Performing Artists** - Performers were of two classes, the `olapa--the younger, most agile dancers--and the ho`opa`a--those who sat or knelt in stationary positions, playing instruments and giving voice to songs.

**11. The Plaiter of Matting** - Baskets were plaited from lauhala as well as from the aerial rootlets of the `ie`ie plant. Tightly woven mats were lashed over canoe hulls in rough weather to keep out the sea; and in places where fresh water springs and streams were scarce, mats were used for rain water collection, also as quick shelter while traveling and camping and for clothing in rainy weather and cold regions.

poi, building canoes, fishing and weaving. All of this is brought to life by stories and classes offered by the hospitable staff of kupuna (elders) who share their knowledge with warm aloha. *(See accompanying sidebar for more details on the programs offered.)*

To complement the Cultural Center's collections, Four Seasons Resort Hualālai presents the story of Hawai'i from the arrival of Europeans in 1775 to statehood in 1959, again through local art and artifacts. Displayed throughout the Resort's public areas and guest rooms, this extensive collection includes hand-woven textiles, oil paintings and traditional paddles hand-carved by generations of craftsmen. A showpiece is the rare lei niho palaoa, thought to be 175 years old, made of twilled and braided human hair and adorned with a 5-inch hook carved from a walrus tooth. A prized lei, this would have been worn by royalty; it is believed to have been created somewhere along the Kohala Coast near Hualālai Resort. The collection also showcases an impressive selection of early and contemporary work from renowned Hawaiian artists including John Melville Kelly, Charles Bartlett, Dr. Howard Hitchcock and Lionel Walden.

Whether you spend a day or a lifetime of frequent visits to Hualālai, take time to explore the historic treasures found throughout the resort – and specifically the Ka'ūpūlehu Cultural Center – for a life-enriching appreciation of the Hawaiian Islands. 🏝️

### Immerse Yourself in Hawaiian Culture

Open Monday through Friday from 8:30 am to 4:00 pm, you're invited to stop by the Cultural Center to simply "talk story" with the kupuna, explore the exhibits and artwork or participate in any number of engaging activities.

Although the calendar is subject to change (please contact the Club Concierge at (808) 325-8450 for the most up-to-date information) the current program includes:

#### MONDAY - FRIDAY

Oral History and Shell Craft

#### MONDAY'S

Hawaiian Quilting and Ti Leaf Lei Making

#### TUESDAY'S

Star Navigation, Hawaiian Language Lessons, and Oli – The Art of the Hawaiian Chant

#### WEDNESDAY'S

Ukulele Lessons, 'Ohe Kāpala (Hawaiian Bookmark Making)

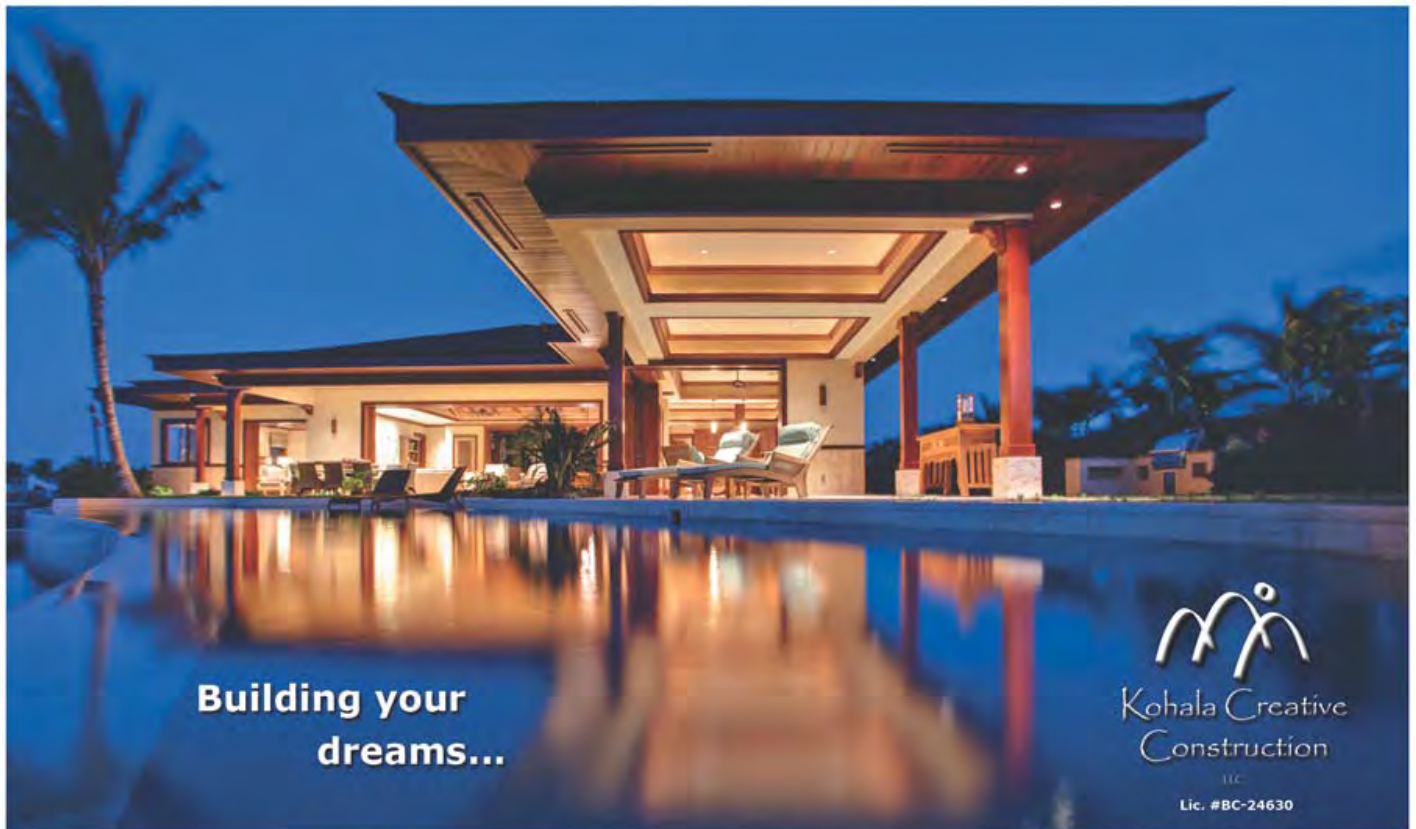
#### THURSDAY'S

Lauhala Weaving Demonstration and Keiki (kids) Lei Making

#### FRIDAY'S

Feather Art and Hula Kahiko (ancient hula)

Note: Most programs are complimentary, although a nominal fee for supplies may apply in some cases. There are classes for the entire family to enjoy, however, some do have minimum age requirements. In addition, guests under 12 years of age must be accompanied by an adult while visiting the Cultural Center.



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# BUILDING WITH EASE & CONTEMPORARY STYLING

*Discover How Three Residents Designed & Built Their Dream Homes*

Since the start of Hualālai Realty's luxury residential sales more than 18 years ago, one thing has remained solidly consistent, says Director of Sales and Principal Broker Rob Kildow. And that is, existing homeowners always have been and continue to be our strongest marketing tool by far.

Early on, enthusiastic new buyers were quick to share their discovery here on Hawai'i Island's Kona-Kohala Coast with friends and family, triggering more sales and aiding in building a strong sense of community at the Resort.

Many of those original buyers have transitioned over the years from their initial home purchase – often growing from Villa to Estate Villa to Custom Home as their families grew, along with

their desire to spend more and more time at Hualālai Resort.

With custom home resales relatively rare, and now, with the release of a number of new custom home lots, many buyers – existing owners and new – are opting to build their perfect home in paradise.

They are encouraged, once again, by residents who already have experienced the ease of building here. A few of these new home "builders" share their stories with you on the pages that follow. In each case, they shout praise about the number of stellar vendors (from architects and interior designers to water feature and landscape experts) Hualālai has built strong long-term relationships with over the years. Read on and enjoy!

*Continued on page 10*

# DESIGN DESTINATIONS

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## BUILDING WITH EASE

### *"Dream Team" Makes Building A Breeze at Hualālai Resort*

Photos by Ethan Tweedie



As with many Hualālai Resort homeowners, Ron and Susan Johnson discovered – and fell in love with – Hualālai during vacations at the Four Seasons Resort over a period of a dozen or so years.

In 2013, the time was right to transition from hotel guest to homeowner for personal and business purposes. “We saw it as a great opportunity to invest in the community before all the prime lots were taken and before prices really began to escalate with the recovering economy and market demand,” Ron says. And in one transaction, he purchased four custom home lots in the mauka (towards the mountains) neighborhood near the Members-only Ke’olu Clubhouse and Golf Course.

With humble pride, he says, he is happy to have started what he calls the current “upsurge” in spec home builder interest at Hualālai that occurred within a month of his closing date.

“One of the four lots we purchased came with complete design/build plans and so that’s where we started, tweaking those plans just a bit to make the home our own,” he says.

For example, pahoehoe lava rock walls replaced the `a`ā lava called for in the plans. “We find `a`ā to be rough, giving off an aggressive vibe, whereas the smooth, flowing movement in pahoehoe is more relaxing,” Ron says.

Another critical change was made to the courtyard entry. The couple had looked at numerous homes and realized the arrival

experience is extremely important – it forms the first impression, a clue to what’s to come. The solution was simple, adding a curve or two to the original design’s stone entry path and installing an ultra-contemporary, soothing water feature that invites guests inside.

As delighted as they were with the final product, the home was still missing “a proper office” and the room needed for a growing family – adult children with grandchildren and the prospect of more on the way – so planning began for “their very own home” on the lot they owned right next door.

“This will be the second home we’ve built together and we just love the process,” Ron says. “We’ve put together an absolute ‘dream team’ to design and build the home – builder Russell Trull, interior designer Gina Willman and landscaper Craig Chambers.”

The home, with construction underway, is set for completion in 2015. Meanwhile, another Resort development caught Ron’s attention last year – a multi-family villa project to be built on 6.6 acres that would be home to about 22 units.

“With news of this, we thought why not make this neighborhood a little nicer with a lower density build-plan consisting of 12 homes. We made an offer and struck a deal,” Ron says.

He refers to the planned neighborhood, Kūlanakauhale or Village in Hawaiian, as a “product within a product” that will adhere closely to the Resort’s residential design guidelines, while





having a unique style.

"We live here, we plan on spending four to six months of the year here, we are committed to maintaining and enhancing the beauty of this place, the outstanding quality of the built product and the lifestyle we all enjoy," he says.

To ensure that, he's enlisted the same dream team to design, build and landscape the project, and Hualālai Realty to handle the sales of finished homes.

"With its on-property location and 18 years representing residential properties here, Hualālai Realty is the obvious choice – Rob (Kildow, Director of Residential Sales) and team are the experts in new properties and resales here," Ron says.

In addition, he says, they have long-term relationships with both vendors and existing homeowners which, according to Ron, is huge considering some 30% of annual sales are repeat buyers. "They also provide 1,400 tours a year – excellent foot traffic for an exclusive luxury residential resort of this caliber."

"Hualālai is one of the world's premier residential communities – it's for those looking for the very best and who know the very best when they find it!" 🏡

### OUR "DREAM TEAM"

**Design Build:** Russell Trull, Aina'Ola, Inc., HI

**Landscape:** Craig Chambers, Chambers Landscaping & Irrigation, HI

**Interior Designer:** Gina Willman, Willman Interiors, HI



## HENDERSON

**HENDERSON** is passionate in their belief that design is a unique, personal and collaborative process. The collaboration among our team, clients, vendors and trades result in interiors full of style and creativity reflective of the lifestyle of our clients. Drawing inspiration from a love of color and nature, Henderson's work aims to be felt as much as it is meant to be seen.

"Design expands, uplifts and changes people's hearts. It is an opportunity to align with what is authentic for each of us," says Eric Henderson.



**ADDRESS:** (HI) The Shops at Mauna Lani Ste. 502. 68 - 1330, Mauna Lani Drive, Kamuela, HI (SF) 1798 Bryant Street, San Francisco. CA94110. SF 96743

**CONTACT:** (HI) 808.936.1613 (SF) 415.255.7206 or [eric@henderson.house](mailto:eric@henderson.house) **WEBSITE:** [www.henderson.house](http://www.henderson.house)

# *Hualālai Resort* VILLAS, HOMES & LAND

*Listed by Hualālai Realty*

Some 865-acres of gently sloping, pristine land rests comfortably at the foot of Mt. Hualālai on Hawai'i Island, providing a home for Hualālai Resort. A diverse collection of low-rise, low-density neighborhoods are situated to capture tropical trades and spectacular ocean vistas beginning at the Resort's uppermost elevations and cascading gracefully to oceanfront enclaves. Private and discreet, each neighborhood possesses a special charm, unique "viewscape", and distinctive upcountry, mid-slope or coastline location.

Today, some 300 homes exist within this luxury residential resort community, including expansive custom homes, condo-homes and villas. A collection of properties currently available from Hualālai Realty are listed on the following pages.



Ka'ulu Villa 111B  
3 bed, 3 bath, townhome  
\$1,985,000



Hainoa Villa 2903B  
2 bed, 2 bath, upper level flat  
\$1,415,000



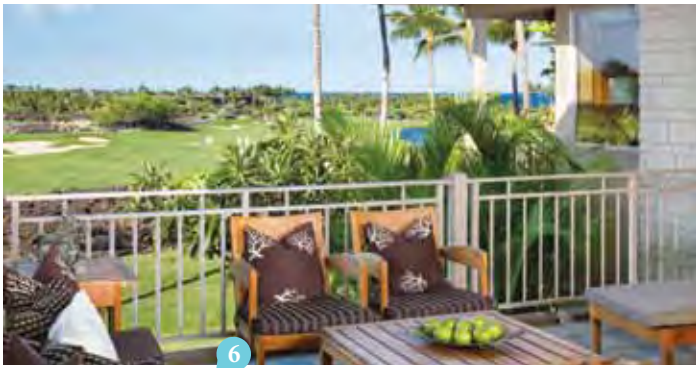
Ka'ulu Villa 129D  
3 bed, 3 bath, townhome  
\$2,250,000



Hainoa Villa 2905A  
2 bed, 2 bath, lower level flat  
\$1,525,000



Waiulu Villa 137B  
3 bed, 3.5 bath, upper level flat  
\$2,575,000



6

Waiulu Villa 119D

3 bed, 3.5 bath, upper level flat  
\$2,650,000



8

Ke Alaula Villa 228B

3 bed, 3 bath, townhome  
\$2,795,000



7

Fairway Villa 104A

3 bed, 3.5 bath, upper level flat  
\$2,695,000



9

Palm Villa 126B

3 bed, 3 bath, townhome  
\$2,950,000



10

72-214 Kahikole Street

One of only eight detached villas, this unique property offers a private swimming pool, lushly landscaped grounds and a detached guest house. Some of the interior finishes include vaulted cedar ceilings, generous kitchen, pocket sliding doors that blend indoor and outdoor spaces, custom audio system, and three outdoor shower gardens.

4 beds, 4.5 bath detached condominium  
\$4,775,000



Listing Information current as of July 01, 2015. Visit our website for current pricing and availability.

[www.hualalairealty.com](http://www.hualalairealty.com)

## 72-147 Paku'i Street Residence

Elegantly appointed residence overlooking the 9th fairway of the Hualalai Golf Course with beautiful views of the Pacific Ocean, island of Maui and the Kohala mountains. The home's location on Paku'i Street sets it within walking distance to the Four Seasons Resort amenities while offering convenient access to the Ke'olu Clubhouse and Members' Canoe Club via a short drive in your own golf cart.

3 beds, 3.5 baths, on a 12,902 sq. ft. parcel.  
\$4,200,000



Video Tour Online



## 72-176 Ke Alaula Street Residence

Secluded residence set on a 1.4 acre parcel located away from the golf course at the end of Ke Alaula Street. The grounds are lushly landscaped and offer generous lawns and a pool pavilion where sunsets are enjoyed. Within walking distance to the shoreline, Members' only Canoe Club, and is just a quick golf cart ride away from the Resort and Ke'olu Clubhouse amenities.

4 beds, 4.5 baths on a 61,799 sq. ft. parcel.  
\$5,250,000



Listing Information current as of July 01, 2015. Visit our website for current pricing and availability.

[www.hualalairealty.com](http://www.hualalairealty.com)

## 72-110 Pu'u Kōle Street Residence

Artfully appointed home designed around a stunning interior courtyard with covered lanai areas to enjoy outdoor living. The great room opens on the east and west sides melting indoor and outdoor living spaces and welcoming views of the 13th green of the Ke'olu Golf Course, ocean and Kohala shoreline views. Upgrades include a substantial outdoor bar perfect for entertaining, and additional golf cart parking.

4 beds, 4.5 baths on a 22,564 sq. ft. parcel.  
\$5,400,000



Video Tour Online





Dramatic sunset and ocean views are the signature feature of this uniquely designed home overlooking the 2nd hole of the Ke'olu Golf Course. Exposed ceilings with truss and beams, and Ipe wood flooring are signature finishes. The living room and master hale feature corner-less pocket sliding doors that open to large covered lanai. Set in a private location with central access to both the Four Seasons Resort and the Member-only Ke'olu amenities.

4 beds, 4.5 baths, on a 21,021 sq. ft. parcel.  
\$5,495,000





**1**

Hainoa Villa 2903B

**2**

Hainoa Villa 2905A

**3**

Ka`ulu Villa 111B

**4**

Ka`ulu Villa 129D

**5**

Waiulu Villa 137B

**6**

Waiulu Villa 119D

**7**

Fairway Villa 104A

**8**

Ke Alaula Villa 228B

**9**

Palm Villa 126B

**10**

72-214 Kahikole Street

**11**

72-147 Paku`i Street

**12**

72-176 Ke Alaula Street

**13**

72-110 Pu`u Kole Street

**14**

72-155 Lau`eki Street

**15**

72-152 Ke Alaula Street

**16**

72-455 Ka`ūpūlehu Drive

**17**

72-127 Pu`u Kole Street

**18**

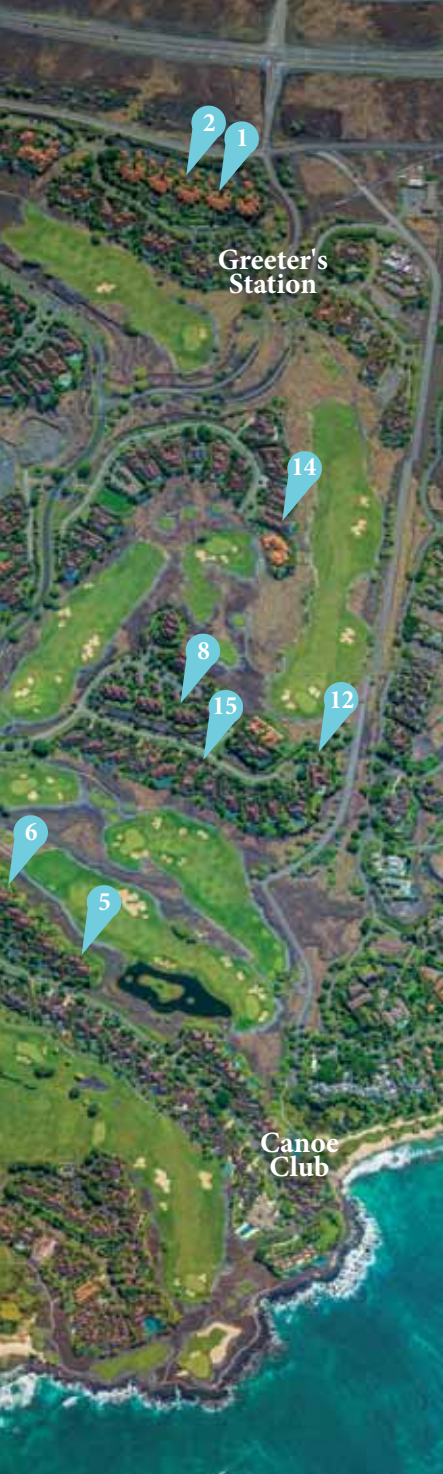
72-122 Pu`u Kole Street

**19**

72-435 Ka`ūpūlehu Drive

**20**

72-433 Ka`ūpūlehu Drive



21

Pūlehu`ulu Estates Lot 9

22

Pu`u Kole Estates Lot 26

23

The Puka pā Estates

# Hualālai Realty

FOCUSED



INFORMED



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## Leaders in Hualālai Real Estate

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## 72-152 Ke Alaula Street Residence

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Original owner, well-maintained, single family home with a detached guest house overlooking the 6th fairway of the Members'-only Ke'olu Golf Course. Corner-less pocket doors open all view-facing rooms to the outdoors. Placement of the home on the lot offers a welcomed amount of privacy from the golf course while offering wonderful ocean and fairway views. Great location - the Member's Canoe Club is within 2 minutes from your front door!

4 beds, 4.5 baths on a 22,443 sq. ft. parcel.  
\$5,690,000



Video Tour Online



72-455 Ka'ūpūlehu Drive Residence

Designed by one of the Big Island's premier builders Aina Ola, Inc., and furnished by award winning designer Willman Interiors, this elegant, uniquely designed, and newly-built home has an impressive great room and sweeping wrap-around lānai. Large pocket sliding doors provide the highly sought after indoor/outdoor living experience. Located on the par 3, 11th hole of the Ke'olu Golf Course, the home offers ocean, sunset, mountain and Maui island views.

4 beds, 4.5 baths - on a 33,759 sq. ft. parcel.  
\$7,500,000



 Video Tour Online



Listing Information current as of July 01, 2015. Visit our website for current pricing and availability.

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## 72-127 Pu'u Kole Street Residence

This newly built home offers a large 739 sq. ft. guest house with living space, separate office with bath and 3-car garage. Overlooking the 12th fairway of the Members' Ke'olu Golf Course and sited at the end of a cul-de-sac. 5 beds, 6.5 baths, on a 38,843 sq. ft. parcel. \$5,850,000



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## 72-122 Pu'u Kole Street Residence

Designed and built by one of the Big Island's premier builders, this home features pocket sliding doors that lead to open-air living spaces. Pass-thru window connects the kitchen to an outdoor bar, barbecue and open-air dining. 4 beds, 4.5 baths, on a 28,129 sq. ft. parcel. \$7,250,000 \*In Escrow\*





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### 72-435 Ka'ūpūlehu Drive Residence

Sited on an oversized corner lot in the Noi'ulu Estates, this home offers exquisite ocean views. Designed by Vancouver-based OpenSpace Architecture, this new home features a contemporary open-concept and exemplifies the island lifestyle. 5 beds, 5.5 baths - on a 31,336 sq. ft. parcel. Price available shortly from Hualālai Realty.



20

### 72-433 Ka'ūpūlehu Drive Residence

By maximizing the use of this lot's ample frontage, Ecoasis Developments brings the dramatic views of the expansive Pacific Ocean right into your living space. This luxury residence offers contemporary, open-concept living. 5 beds, 5.5 baths - on a 34,230 sq. ft. parcel. Price available shortly from Hualālai Realty.



Listing Information current as of July 01, 2015. Visit our website for current pricing and availability.

[www.hualalairealty.com](http://www.hualalairealty.com)

# THE HUALĀLAI ‘OHANA FOUNDATION

Strives to support the educational goals and exceptional medical needs of our employee families, while providing a vehicle to allow residents opportunities to contribute to the well-being and aloha spirit of our uniquely blessed community.

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# HUALĀLAI RELEASES NEW VACANT LAND OFFERING



**T**welve new lots were released last year as Hualālai Resort's newest real estate offering. These exceptional lots overlook the 15th and 16th holes of the Ke'olu Golf Course and enjoy Pacific Ocean, island of Maui, and Kohala Mountain views. Traditionally, new neighborhoods are offered for sale to Hualālai's existing members before being offered to the general public. The Puka pā Estates have attracted a high level of interest, says Rob Kildow, Director of Residential Sales at Hualālai Realty. "On average, a third of all our sales each year are to existing members moving up. We have sold a handful of these new lots to existing members and have a number of prospects and spec builders as well looking to build their new home here".

Hualālai's homesites offer the opportunity to build your dream home at Hualālai. The architectural style of Hualālai draws its inspiration from the work of C.W. Dickey, Hart Wood, Betram Goodhue and other creative architects who worked in Hawai'i early in this century. Buildings feature gently curved double pitched wood shingled roofs with deep overhangs shading walls and generously sized door and window openings. Large lānai link the inside of the house to

the outside and are oriented toward ocean and golf course views. Privacy between properties is achieved with lush garden courtyards and lava rock privacy walls.

## **Resale Vacant Land Offerings:**

Pūlehu`ulu Estates Lot 9 - 50,045 sq. ft. ....\$2,900,000

21

## **Developer Vacant Land Offerings:**

Pu`u Kole Estates Lot 26 - 22,528 sq. ft. .... \$2,000,000

Puka pā Estates Lot 01 - 27,547 sq. ft. .... \*In Escrow\*

Puka pā Estates Lot 02 - 22,919 sq. ft. .... \*In Escrow\*

Puka pā Estates Lot 07 - 25,686 sq. ft. .... \*In Escrow\*

Puka pā Estates Lot 10 - 38,805 sq. ft. .... \*In Escrow\*

Puka pā Estates Lot 11 - 37,135 sq. ft. .... \*In Escrow\*

Puka pā Estates Lot 12 - 48,110 sq. ft. .... \$2,200,000

Pūlehu`ulu Estates Lot 7 - 35,464 sq. ft. .... \*In Escrow\*

22

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*Warning, the California Department of Real Estate has not inspected, examined, or qualified this offering. Obtain the Property Report or its equivalent required by Federal and State law, and read it before signing anything. No Federal or State Agency has judged the merits or value, if any, of this property.*

# BUILDING WITH EASE

## *On-Island Representative is Key To Success for Absent Home Builders*

Photos by David Livingston



In 2007, after looking for a home in Hawai'i for many years while vacationing on Maui, Tom and wife Rhonda scheduled an extended trip so they could check out Hawai'i Island as well. With a stay at the Four Seasons Resort Hualālai, they loved what they experienced and proceeded to purchase an existing property.

"We thought it would be a great opportunity to really see what home ownership at the Resort was all about. There is something unique here at Hualālai and that, together with a growing number of grandchildren that required more and more space, led us to build a home in one of the mauka (towards the mountains) neighborhoods," Tom says.

In addition to the fantastic amenities and programs at the Four Seasons, The Hualālai Club makes the Resort a very exciting place to be, according to Tom who adds that his "Kids and Grandkids really enjoy the variety of activities offered at Hualālai. When we began to realize it was time to expand, we looked at a number of available lots here. We fell in love with one up near the Ke'olu Clubhouse, but unfortunately it was already sold," Tom says.

Discouraged but not defeated, Tom told his realtor, long-time Hualālai Realty agent Tom Loratta, to let him know if it ever becomes available.

Not too long after, tragedy in Japan led to good news for Tsunami victims and a fairy tale ending for Rhonda and Tom. The lot was owned by a Japanese national who placed it on the market in order to donate all proceeds from the sale to the Tsunami Relief Fund. A great win-win for all.

With their home-base in the Midwest and a successful family

business to run there, Tom and Rhonda contracted Michael J. Tobias, of HDS (Hawaii Development Services) Consulting, LLC to be their on-island Owner's Representative.

"Without a doubt, what made building at Hualālai Resort easy was Mike. He made the entire process extremely smooth – in fact, this is the smoothest construction project we have ever experienced and we've done quite a few over the years," Tom says. With more than 25 years of Hawaii Island development and construction experience, Mike has extensive resources and long-time relationships with many of the best architects, interior designers, landscape architects and contractors on the Big Island, according to Tom and Rhonda.

"Mike and his team at HDS deliver outstanding quality while staying on schedule and on budget," Tom says.

Respected San Francisco architect Shay Zak designed the spectacular and spacious home which, from its perch near the top of the Resort property, commands panoramic ocean and mountain views. "We expressed to Shay what we wanted and he did a fabulous job in creating a Hawaiian home. We wanted a home that was true to place and he delivered just that," Tom says. "We are extremely happy with the result."

The Maryl Group was tapped as the contractor for many reasons, Mike says, but primarily since they already had completed multiple projects with ZAK Architects and know the "fit and finish" requirements





of the designer's critically detailed plans. Top-shelf management by Maryl's Link Vaughn extended seamlessly through his team, including veteran superintendent Tony Pasciuta, he says.

Renowned Waimea-based interior designer, Gina Willman of Willman Interiors, worked closely with the homeowners for several months to deliver an incredibly beautiful – and comfortable – move-in ready package of furniture and accents completely harmonious with the architectural finishes and ambiance, according to Mike.

With support and installation by Chambers Landscaping, the much-in-demand landscape architect David Y. Tamura designed the landscape that speaks to the history and the natural beauty of the place.

The home boasts more than 5,500 square feet of interior space and is situated on a large, 44,100 square foot lot. The generous use of warm woods, Western Red Cedar and Teak, provide a simple elegance throughout the home. The large, open floor plan enjoys filtered natural lighting from various angles during the day. In the great room, four glazed gable windows at either end of the cathedral ceilings allow the sunlight to drench the room mornings and afternoons. In the kitchen, a spacious butcher block counter provides ample room for large family gatherings – a major priority for owners Tom and Rhonda! 🏡

## DESIGN TEAM

**Owner's Representative:** Michael J. Tobias, HDS Consulting LLC, HI

**Contractor:** Link Vaughn, Maryl Construction Group, HI

**Architect:** Shay Zak, ZAK Architecture, CA

**Interior Designer:** Gina Willman, Willman Interiors, HI

**Landscape Architect:** David Tamura, David Y. Tamura Associates, HI



- *Quality*
- *Schedule*
- *Budget*



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# BUILDING WITH EASE

## *Creating Something Completely Different: Hualālai Resort's First Platinum LEED Home*

Photos by Linny Morris



When Vancouver architect Jack Lutsky, a longtime Resident/Member at Hualālai Resort, decided it was time to design and build his custom home here – expanding from the Fairway Villa he and wife Susan Mendelson enjoyed for many years – his vision was to create something completely different.

The result is an ultra-contemporary “green” luxury home, completely aligned with Resort Design Guidelines and the first LEED (Leadership in Energy and Environmental Design) Platinum certified luxury home on Hawai‘i Island.

“Both Susan and I are committed to the concept of green living and our goal was to create an example of what can be done with style and elegance in hopes that others building here would follow or at least adapt some sustainable features in their homes,” Jack says.

Even during the building process, the couple insisted on such practices as bringing in pre-fabricated “smart framing” wall panels and trusses, limiting wood needs by 50 percent, while contributing to zero job-site waste for framing. It also reduced noise and traffic – much appreciated by neighbors – and the amount of trash sent to the Island’s land-fill.

All products, from bamboo and natural stone flooring to zero-VOC paint, were chosen from suppliers with statements of sustainability.

The home’s completion in 2011, created lots of positive buzz and lots of curiosity. “In fact, our neighbor installed photovoltaic tiles shortly after and many more are following that lead now which is great,” he says.

“There’s no doubt that building a sustainable home costs more initially, but the payoff is over the life of the house and the savings realized on typical utility costs,” Jack says.

More than just an outstanding example of excellence in luxury sustainable living, the home (named Mirasol in honor of their daughter Mira and son Soleil) is a study in bold, modern interior design. Carefully-engineered, ergonomically-friendly features – designed by Jack – are found throughout the home, but are most immediately evident in Susan’s kitchen. Eminently practical and physically comfortable, these details are also endearing as Susan, one of Canada’s foremost caterers and best-selling cookbook authors, spends much of her time and energy in that bright white open space. Food – its preparation and enjoyment – plays a prominent role in Susan and Jack’s lifestyle.

Many of the interior showcase pieces were commissioned – for example, the stunning 18-globe suspended light fixture with dimmable Bocci lights that sways in unison when tropical breezes flow through the home was engineered by Jack and designed by Omar Arbel; and hand-tufted silk carpets with color palette and patterns selected by Jack and Susan, and created by Rubini rugs at the New York Design Center. The couple also tapped one of Hawai‘i’s most innovative and respected interior designers, Gina Willman, to assist in the selection of plumbing and lighting fixtures, including accessories and the unique features in the powder room and ‘Ohana media room.



dedicated to all the details and paperwork required for LEED certification. They helped make the process seem simple when it was really a great achievement, especially considering this is the first LEED certified home Gregg Todd of GM Construction ever built," Jack says.

"We continue to encourage others in our Hualālai community to consider this building approach with confidence that every professional and every resource needed exists right here on Hawai'i Island," he says. 🏡

The stark white walls provide a perfect canvas for the art by David Hockney, Jack Shadbolt and local artist, Roz Marshall and the most dramatic backdrop for the brilliantly-colored Missoni fabrics that cover everything from decorative pillows to ottomans.

Another signature piece lives in the entry garden –a shattered wood sphere made from reclaimed cedar and sculpted by Vancouver artist Brent Comber. At night, it's lit from within by LED lighting, providing a warm glow of welcome to visitors.

"We had a tremendous team, all local Big Island vendors,

## DESIGN TEAM

**Design Architect:** Jack Lutsky

**Architect of Record:** Zon Sullenberg, H&S International, HI

**Interior Design:** Jack Lutsky and Susan Meldelson with Gina Willman, Willman Interiors, HI

**Contractor:** GM Construction, HI

**Landscape Architect:** Lorian Gordon Landscape Architect, HI

**Landscape Instal:** Craig Chambers, Chambers Landscaping, HI

**LEED Certification:** Alex Woodbury of Woodbury Green Building Consultation, HI

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# Discover Your Personal Hualālai Voyage

**H**ualālai Resort emerged gracefully from the natural contours of the land to the classic low-rise, low-density structures nearly 19 years ago. More than brick and mortar, from the beginning this special place has invited gathering and has evoked a strong sense of community. In part, perhaps, as a legacy to the ancient Hawaiian village culture that thrived here centuries ago, but also in large part due to the vision and commitment of the developers.

In 2008, the Voyages program was introduced, presenting a comprehensive guide to the more than 200 activities offered at the Resort annually – many of which are on offer year round. Named for the ancient outrigger canoe voyagers and their sense of adventure and discovery, the Voyages program invites Residents and their guests to choose their personal voyage from cultural exploration and education to traditional Hawaiian ocean sports, haute culinary programs to golf scrambles and tournaments, and fitness to well-being at the Sports Club & Spa.

We share some highlights here, among them activities new this year! 🏆

## Junior Marine Biologist Program

Each Thursday morning, our team of marine biologists in the Natural Resources Department invite four guests (children ages 12 and up) to join them in collecting and recording data about Hawai'i's unique marine environment. According to department head David Chai, "This is a great program for kids who love science and exploring ocean life." The experience includes learning techniques for conducting such things as fish and turtle surveys, and collecting samples from shoreline tide pools and anchialine ponds. For more details and to register, please phone (808) 325-8062.



## Hualālai Spa Ti Leaf Wrap

Hualālai's awarding winning Sports Club & Spa offers up a multitude of innovative fitness classes, cardio and weight lifting pavilions.. But, when you've had too much sun and need relief, there's only one perfect solution for you – the Sun Relief Ti Leaf Wrap. With its cooling, protective blend of aloe, lavender and green tea extract it calms and soothes sunburned skin. Locally grown Ti-leaves further enhance the therapeutic healing effects of the treatment by drawing heat from the body.



### Chef Fest at Four Seasons Resort Hualālai

This signature annual event is the pinnacle of gastronomic adventure, a stand-out among the Four Seasons Resort Hualālai's series of extraordinary food and wine events. Taking place each fall, the five-day event is a celebration of informal and gala dinners, interactive cooking classes and numerous culinary experiences including Hawai'i Island farm tours and wine tastings. Chef Fest features some of the top chefs of the moment from throughout the country and Canada who come together to cook, teach and entertain guests in an intimate and relaxed beach setting. In 2014, the roster of guest chefs included three of New York City's top toques: Seamus Mullen (Tertulia and El Colmado), Amanda Freitag (The Empire Diner) and Marco Canora (Hearth Restaurant). They were joined by Ben Ford of Ford's Filling Station in Los Angeles, and Four Seasons Executive Chefs Aaron Brooks and Ned Bell from Miami and Vancouver, BC, respectively. All were hosted by Four Seasons Resort Hualālai Executive Chef Massimo Falsini. Stay tuned for news about the 2015 event!

### Oral History of Ka'ūpūlehu

Join Uncle Earl (Earl Regidor, manager of the Ka'ūpūlehu Cultural Center) and his team of kupuna (elders) to learn about the history of the Ka'ūpūlehu ahupua'a (land division) – home to Hualālai Resort.

For centuries, Hawaiians preserved their history and culture only through "talk story", passing along legends and myths side-by-side with actual events as there was no written history in ancient times. This tradition is kept alive at the Center – the stories are not scripted, the history is simply held in the experiences and memories of those who tell them. The session may be as in-depth or brief as the guest chooses. In each case, it's a mesmerizing, magical journey through the past.



### Putts, Pupus, Drives and Drinks

Director of Golf Operations, Brendan Moynahan, is thrilled to introduce this social outing on the Hualālai Golf Course in 2015. Conceived as a relaxed, 9-hole shotgun at sunset, he expects plenty of friendly competition as well.

The three pupu and drink stations, catered by the Four Seasons Hualālai Resort culinary team, set up along the course guarantee, however, to keep the social action on par! Contact the Club Concierge, (808) 325-8450, for more details and scheduling.



# Ke'olu

A Gathering Place for Members



Originally conceived as simply a clubhouse for the Tom Weiskopf-designed Member-only golf course – starter station, locker rooms, lounge and restaurant all providing a pleasant pause between the 9th green and the 10th tee – the Ke'olu Clubhouse evolved into much, much more when it opened its doors in 2006.

Perched at the very top of Hualālai Resort and central to numerous residential neighborhoods, the Ke'olu Clubhouse complements the high energy of ocean-side Hualālai, offering a private, quieter place to simply unwind and relax or engage in any number of activities – a workout in the fully outfitted indoor/outdoor fitness center, swimming in the 25-meter, infinity-edge pool with a view or a game of Mahjong in the comfortable great room pavilion.

The sophisticated entry with hand-carved ancient Balinese

gates and tranquil water feature opens to terraced walkways traversing serene ponds. The covered breezeways lead to a series of spacious, open-air Pavilions. The vibe is one of casual elegance throughout each of three Pavilions– the bar lounge, dining room, great room and game area – and extending to the locker rooms, fitness center and golf shop.

On the final Clubhouse design, architect Casey Kusumoto, AIA, of Honolulu-based Riecke Sunnland Kono Architects, Ltd. says, “The Clubhouse is about spaces not structures. Ke'olu was designed to sit peacefully against the sloping terrain to showcase the views of Hualālai.”

While landscape architect Nancy Locke, who managed the project for Denver-based EDAA, adds, “The landscaping flows through the structures. Ke'olu is a welcoming oasis that gradually blends with the region's arid surroundings.”

*Continued on page 34*



### KE'OLU ANNUAL SPECIAL EVENTS

Each year, special activities for Members and their guests are hosted at the Ke'olu Clubhouse and Golf Course. Since the Member-only facility opened in 2006, many classic annual events have emerged!

**January**  
Hualālai Invitational Golf Tournament

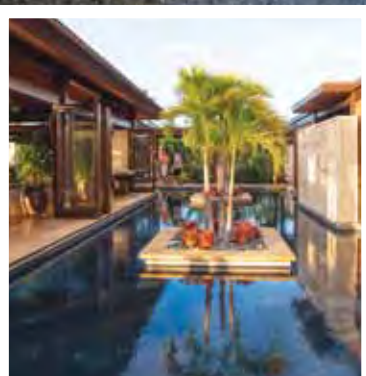
**March**  
Improvisational Players Dinner & Original Show

**August**  
Endless Summer Dinner & Dance Bash  
Member Golf Tournament & Charity Auction

**October**  
Adults-only Halloween Costume Party

**December**  
Member Holiday Party  
"Rock the Rock" Year-end Dinner & Dance





Interesting, unexpected focal points such as a 12-foot long, custom-made carved stone panel from Bali, the art of internationally renowned artist Tracey Adam and a showcase wooden bowl crafted in Bali from a solid piece of teak wood are among the details appreciated by Members, according to Operations Manager, Ke'olu Clubhouse Jahn Sawinski.

Florian Riedel, who was named General Manager and Vice President of Operations late last year, is extremely familiar with Ke'olu as he most recently served as Resort Manager at Four Seasons Resort Hualālai for the past three years.

"Ke'olu is a fabulous facility and I'm very excited to lead some enhancements in 2015 that are in the planning stages as we begin

this new year," he says.

While the scope of his responsibilities spans all Resort operations, Riedel says bringing even more engaging experiences to the private Member's Club – in keeping with the original concept – is definitely a priority.

"Starting with the elaborate and festive opening celebration – a three-day affair – Ke'olu was immediately recognized as a great venue for Member special events as well as on-going activities and private parties," according to Sawinski.

Expansive grassy event lawns with panoramic ocean and sunset views provide the perfect space for Hualālai Club parties and private Member celebrations ranging from weddings to anniversaries, Bar Mitzvahs and birthdays, Sawinski says.

Most of all, Ke'olu is a private gathering place for Members and their guests on a daily basis, he says. Lunch is offered daily and dinner several times each week. The bar/lounge is open daily from 11:30 am.

"It's a place to really appreciate the special sense of community that is at the core of property ownership at the Resort and membership in the Hualālai Club," Sawinski says.

We invite you to join us!

*Editor's note: Membership in the Hualālai Club is reserved exclusively for Hualālai Resort property owners.* 🏡



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