

LIVING AT HUALĀLAI

at Historic Ka'ūpūlehu



**Building with Ease &
Contemporary Style**

**CHOOSE YOUR
PERSONAL VOYAGE**

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

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

72-455 Ka'ūpūlehu Drive

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



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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 year 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!

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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.





 Video Tour Online

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



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

www.hualalairealty.com

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

HDS CONSULTING, LLC

Hawai'i Development Services

Owner's Representative - Specializing in Hawai'i Luxury Custom Home Builds

- Expertise in representing *your interests* throughout the design and construction process.
- 25 years of Big Island development and construction experience.

It's a complex process from setting the design team members, selecting contractor resources, and negotiating the contracts through construction and turnover. Let us assist you with the details and be your eyes and ears.

Michael J. Tobias

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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

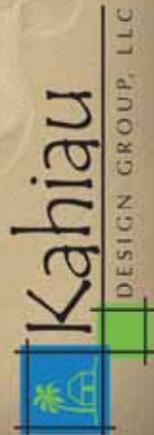
LEED Certification: Alex Woodbury of Woodbury Green Building Consultation, HI

*A fresh company
with an
unequaled
Hualalai
legacy*

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