



Hawai'i's Homegrown Realty LLC
LICENSED REAL ESTATE BROKERAGE &
PROPERTY MANAGEMENT COMPANY

VOLUME I
INFORMATION PACKET

FOR HAWAII BOARDS & OWNER ASSOCIATIONS

HOA & AOA *Management,* re-imagined.

*Transparent. Accountable. Community-first. A
modern operating standard built for the
islands we call home.*

PRESENTED BY

Hawai'i's Homegrown Realty LLC
HIHOMEGROWNREALTY.COM

PREPARED BY

Hawai'i's Homegrown
Realty LLC
RB-24188

FOR

HOA & AOA Boards

EDITION

Board Reference · vi

ADDRESS

77-6527 Ali'i Dr.
Kailua-Kona, Hawai'i

— THE STANDARD

“

Clarity for Boards. Confidence for owners. *Stronger communities.*

Many associations struggle with delayed communication, inconsistent reporting, and reactive management. We replace that pattern with operational systems that give Boards clarity, owners confidence, and communities the local accountability our islands deserve.

— WHY HOMEGROWN

Eight pillars that guide every engagement.

EIGHT · OF · EIGHT



Financial Transparency

01

Clear reporting Boards and owners can actually read.



Responsive Communication

02

Replies measured in hours, not weeks.



Board Partnership

03

A true partner alongside your Board — clear data, follow-through.



Vendor Accountability

04

Verified vendors, tracked work, documented results.



Technology & Reporting

05

Modern systems for owners, Boards, and operations.



Maintenance Coordination

06

Proactive scheduling with clear work-order trails.



Local Decision Making

07

Decisions made in Hawai'i, not a mainland call center.



Community-First Approach

08

Long-term success over short-term convenience.



THE LEDGER

A full
operational
backbone for
your
association.

Each category is delivered with documented processes, clear ownership, and reporting your Board and owners can rely on. Nothing assumed. Nothing forgotten.

5
SERVICE PILLARS

24h
RESPONSE TARGET

100%
LOCAL TEAM

01

Financial Services

- Monthly financial reporting
- Reserve coordination
- Budget support
- Invoice transparency

02

Board Support

- Meeting coordination
- Policy implementation
- Board communication

03

Owner
Communication

- Notices and updates
- Owner inquiries
- Off-island owner support

04

Maintenance

- Work order tracking
- Emergency response
- Vendor coordination

05

Compliance

- Documentation support
- Audit assistance
- Insurance coordination



NINETY DAYS

A structured first 90 days — *no surprises.*

Our onboarding moves through three deliberate phases so your community feels the difference quickly and sustainably.

I

FOUNDATION

First 30 Days

- Records transfer
- Financial review
- Vendor verification

2

ACTIVATION

Days 30–60

- Reporting setup
- Communication rollout
- Operational systems

3

STABILIZATION

Days 60–90

- Optimization
- Stabilization
- Long-term planning

SCHEDULE A CONSULTATION

Ready to give your Board the *support it deserves?*

Reach out to start a confidential conversation about your community's needs. We'll listen first, then outline a clear path forward.

DIRECT

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ADDRESS

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LICENSE

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