



Friends of Princeville

CDC Position Paper

A Member-Friendly Community Design Committee

Draft for Review - October 2026

The CDC should be a partner, not an obstacle

The Community Design Committee (CDC) has an important responsibility. Its decisions affect individual homes, neighboring properties, condo and timeshare associations, and, over time, the character and value of Princeville itself. The CDC must therefore protect the purposes of the Protective Covenants while also providing owners with a review process that is fair, understandable, timely, and practical.

Today, however, the CDC is too often perceived by members, contractors, and design professionals as an adversary rather than a resource. That perception matters. When a homeowner is building a new house, undertaking a major renovation, or investing substantially in a property, **time is real money**. Delays can affect contractor availability, material prices, financing, professional fees, and construction schedules.

Friends of Princeville believes the CDC can protect Princeville without making the process unnecessarily difficult. In fact, the CDC's existing rules already point in that direction. They call for balancing owner interests with the broader community, applying rules fairly and equitably, meeting with owners, architects, and builders, and providing guidance on design and materials. A more member-friendly CDC would therefore not weaken the rules. It would administer them better.

Start by helping members succeed

Protect the character of Princeville while helping owners improve their properties successfully.

The emphasis should be on getting an application right as early as possible. For substantial projects, the most useful CDC interaction may occur before the formal review even begins. Owners and their architects should be encouraged to discuss unusual features, materials, drainage issues, setbacks, landscaping, or other potential concerns before significant money is spent on detailed plans.

The existing process already includes initial consultation, conceptual review, detailed review, written approval, and final inspection for major projects. The opportunity is to make those steps more predictable and more useful to the applicant. For every application, the owner should be able to determine in advance:

- what information is required;
- what rules and design principles apply;
- which items require objective measurement and which require judgment;
- who will review the application;
- what questions are likely to arise;
- when a decision can reasonably be expected; and
- what happens if additional information or changes are required.

This is not simply a matter of customer service. A clearer process reduces incomplete applications, repeated submissions, administrative work, disputes, and avoidable delays for both members and CDC volunteers.

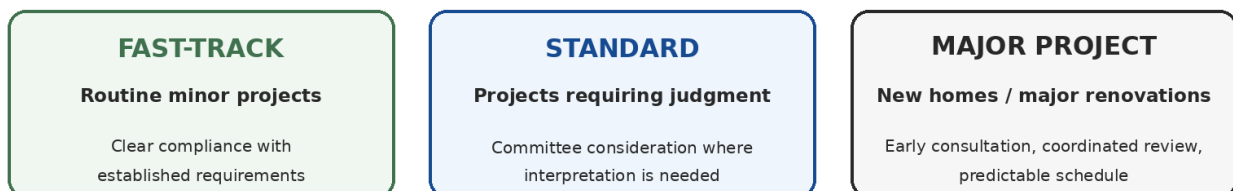
Create different paths for different projects

Not every application should travel through the same process. Repainting a house, replacing windows, installing an air-conditioning unit, and constructing a new residence are fundamentally different undertakings. We propose three practical review paths:

1. **Fast-track review** for routine minor projects that clearly comply with established requirements.
2. **Standard review** for projects requiring some judgment or committee consideration.
3. **Major-project review** for new homes, significant additions, major renovations, pools, unusual designs, or projects requiring variances.

Three Review Paths

Match the review effort to the complexity of the project



The current rules already recognize the distinction between major and minor projects and authorize administrative handling of certain minor alterations. That distinction should be expanded wherever practical. Committee time should be concentrated where judgment is genuinely required.

For major projects, PHCA should also establish a clear internal schedule, identify incomplete submissions quickly, and communicate outstanding issues in one coordinated response whenever possible. The goal should be to prevent an applicant from discovering one new issue at a time over multiple review cycles.



Make decisions transparent, consistent, and understandable

Some CDC requirements are objective: setbacks, height limits, drainage requirements, lot coverage, and construction controls can be measured. Other decisions necessarily involve judgment: whether a color fits its surroundings, whether landscaping affects a view, whether an addition is compatible with an existing house, or whether a new material is appropriate for Princeville. **Where judgment is required, transparency becomes more important.**

CDC decisions should identify the applicable rule or principle and briefly explain the site-specific or design reason for the decision. Similar applications do not always have to receive identical outcomes because properties differ, but members should be able to understand why apparently similar cases were treated differently.

The CDC should also maintain an internal record of prior decisions and recurring issues. Prior approvals need not become binding precedents, but they can improve institutional memory and help committee members apply comparable reasoning over time.

Move toward principles where principles work better

Some rules need to remain precise. Others can become unnecessarily restrictive if they attempt to prescribe every acceptable solution. Exterior colors are an example. The important question should not always be whether a color appears on a predetermined list. The better question is whether the overall color scheme complements the house, landscaping, neighboring properties, and Princeville's natural setting.

A similar approach may be appropriate for selected materials, landscaping, lighting, and architectural treatments. Clear principles can allow reasonable variation without producing inconsistency. The objective should be **coherence without uniformity**: protecting Princeville's character while allowing homes to evolve with changing materials, technology, design practices, and owner needs.

Give the CDC a longer-term roadmap

Rules should not evolve only in response to the latest application or dispute. The CDC should maintain a longer-term roadmap identifying issues that deserve review over the next several years. That roadmap should include continuing research on:

- materials suitable for North Shore rain, salt air, sun, mold, termites, and corrosion;
- roofing and drainage practices;
- tropical landscaping and view management;
- dark-sky and exterior lighting;
- solar, energy, and home technologies;
- maintenance and durability;
- design innovations relevant to tropical residential communities; and
- architectural-review practices used in other large planned communities.

A Longer-Term CDC Roadmap

Continuous learning should improve both the rules and the member experience



Friends of Princeville has already assembled a reference library of architectural-review boards, design committees, application procedures, design guidelines, enforcement systems, and Community Associations Institute governance materials. That type of benchmarking should become a continuing CDC function, not to copy other communities, but to identify better practices that can be adapted to Princeville.

Communicate with members before problems arise

The CDC should have a practical communications program directed at owners, architects, contractors, and property managers. Members should be able to find short, plain-language guidance explaining:

- what the CDC is trying to achieve;
- why major rules exist;
- how the review process works;
- how long different reviews normally take;
- common reasons applications are delayed;
- examples of acceptable approaches;
- how to prepare a complete application; and
- how variances and appeals work.

The CDC roadmap should also be shared periodically with the membership. If rules are being reconsidered because of new materials, technology, recurring problems, or changing design practices, owners should understand what is being studied and why.

A practical work program

A more active CDC should combine case review with continuing improvement. Committee members should participate in detailed application review, communicate with one another between meetings when necessary, research practices in comparable communities, monitor design and material trends, help modernize the rules, and improve member communications.

The objective is straightforward: **the CDC should be known as the place that helps a member understand how to complete a good project, not as the organization that stands in the way of one.**

That does not mean approving every request. It means making the path to a fair decision clear, timely, objective, and respectful. Princeville benefits when owners invest in their properties. A member-friendly CDC can help those investments strengthen individual homes while also protecting the character, natural setting, and long-term value of the community as a whole.