



**REVISED HOME CONSTRUCTION COMPLETION SCHEDULE:**

**Late February:** Lot 65

**Mid- March:** Lot 66, 67

**Late March:** 68, 94, 93

**Early April:** Lots 92, 91, 90

**Mid- April:** Lots 89, 87, 86

**Late April:** Lot 73

**Early May:** Lots 72, 85, 95, 96

**Mid- May:** Lots 97, 98 112

**Late May:** Lots 110, 109, 99

**Early June:** Lots 101, 102, 103, 107

**Mid- June:** Lots 74, 88, 116, 117

**Late June:** Lots 1, 2, 3

**Early July:** Lots 4, 5, 6

**Mid- July:** Lots 100, 111, 113

**LA'I 'OPUA CONSTRUCTION UPDATE- FEBRUARY 2011**

Aloha, Happy Valentine's Day! As we celebrate this romantic holiday, construction of the Laiopua homes is proceeding quickly, and the first homes are nearing completion.

In order to better see the progress over the last two months, we'd like to show you a comparison of progress photos. Here is a photo taken on November 30, 2010:



Here is a photo taken of the same area in Laiopua on February 4, 2011:



As you can see, the homes are much closer to completion!

In fact, Armstrong Builders will complete construction of the first home this month. With what needs to happen between completion of construction and closing, we anticipate that the first family would be getting their keys and moving into their new home in Laiopua Village 5 as early as the following month!

To the left is a **revised** schedule of when your homes will be completed. Please note that, after the first home, the construction schedule has been delayed by approximately 2-3 weeks. The delays were caused by a combination of factors, including weather days, government approvals, the site contractor's work, and getting water supplied to the homes. Armstrong Builders has tried to minimize the delays caused by these external issues, but was not able to make up all the time lost.

As you look at the revised construction schedule, please keep in mind that homebuyer walks, document signing, and closings will take place during the 2-3 weeks **after** these construction completion dates. Please consult with Nadine (contact info below) as you do your planning.

Some questions have come up regarding the \$10,000 solar payment assistance program, and we would like to clarify what this does for you. First, this is not a loan and does not have to be repaid by you. Second, if you are ready to close on time, \$10,000 will actually be deposited in escrow and will reduce the amount you are paying for your home. This is a wonderful benefit for Phase I buyers only, and you should do what is necessary so you can receive this \$10,000.

In January, Housing & Urban Development (HUD), suddenly and without warning, abolished the use of Master Appraisal Reports (MARs) for projects. As a result of HUD's action, each buyer is now responsible for the cost of an individual appraisal, which can run approximately \$700. This is an unfortunate result of HUD's action, but it is more than offset by the equally unexpected \$10,000 solar payment assistance!

We are making progress, and we are getting there. Stay strong and focused, and you will soon be moving into your new home. You can do it!

If you have additional questions about the meeting, please contact Nadine Kometani at [nadine.kometani@hawaiiantel.net](mailto:nadine.kometani@hawaiiantel.net) or call 808-591-8166 or 877-229-5260 (toll free).



**An aerial photograph of Laiopua Village 5 taken earlier this month.**

**INFORMATION ABOUT LA'I 'OPUA** is always available at [www.armstrongbuilders.com](http://www.armstrongbuilders.com). We hope you enjoy this newsletter as a way to stay up-to-date on the latest with La'i 'Opua.