

SUMMER,
2013

NEWSLETTER

KIHEI KAI NANI



SUMMER BLOOMS AT KAI NANI

PRESIDENT'S MESSAGE

We are experiencing some major changes to Kihei Kai Nani. Positive changes, I might add. One of the main concerns expressed to the board was to initiate a non-smoking policy on the lanais. A vote of 67% of approval of the ban by the membership was necessary and with a little encouragement, I am pleased to announce, we finally received the needed votes. The non-smoking ban on the lanais has been added to our by-laws and our house rules.

Because we are a vacation rental complex with the majority of our units rental units, the owners felt it necessary to facilitate their clients by making a couple of designated smoking areas on property. The staff has been instructed to install a bench and butt can both in the front and rear of the property.

The other major change was the loss of our long time resident manager Victoria Johnson. Victoria has decided to move on and accept another position as the general manager for Maui Vista. I would like to take this opportunity to thank Victoria for her years of diligent service to Kihei Kai Nani and send our best wishes on her new endeavor. She will be missed.

Summer Blooms

Plumeria



Bougainvillea



African Tulip Tree



Our winter visiting owners always miss the glorious summer flowers at Kihei Kai Nani. Here is some of what you are missing!



The white lining in the cloud of Victoria's leaving is that the board has hired John Longmire as our new manager. John comes to the position with a long history with Kihei Kai Nani. He comes to us from Kihei Kai Nani Rentals and is very familiar with the complex, its owners, and the complexities of running a vacation rental resort. The transition has been very smooth and the board feels that the change has been very positive. John will be a non-resident manager and we are currently getting Victoria's former unit #118 ready to long term rent. Destination Maui will be managing the unit for the association. The unit's income will help offset some of the associations operating costs.

The final item that I would like to announce is that the board had, by unanimous vote, decided to upgrade our internet system. Our contract is coming up for renewal and we were looking at an increase in fees, so the board decided to upgrade the system where all of the units will have WiFi. Our owners and guests will no longer have to walk around looking for a signal or go to the pool to use their smart phones, iPads or laptops.

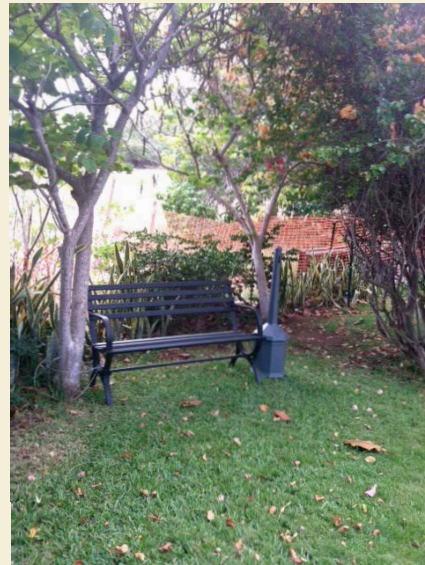
The property looks great and the value of our units continues to increase. This is the first time since 2007 that one of our units has sold for over \$300,000. The inventory continues to be in short supply which is driving the prices up. The future looks bright!

Mahalo,

Barry Ewing, AOA President



KKN welcomes John Longmire, our new Site Manager! Coming soon, projects that owners can get involved in.



New Designated Smoking Area at rear of KKN. Note the bench and disposal container.



Two new BBQ's grace KKN. Building 9 now has its own, and a second one was put at the Pavilion to accommodate users.

Kihei Kai Nani News

🕒 **Kihei Kai Nani Owners** have a strong sense of pride in our beautiful property and in their own condos. However, when not on property, some owners forget that we all have to maintain our condos so our neighbors and our property are not affected adversely.

🕒 **Smoke Detectors:** BY LAW, Every condo must have one in operating condition. It should be located above the bedroom door. The battery needs changing annually.

🕒 **Water Alarms & Leak Detectors:** Water heaters must have pans under them, and a water alarm & leak detector should be installed. See: www.thewateralarm.com for information.

🕒 **Empty Units:** Condos empty for a month or more need to have the water run to keep the drains free of roaches and other insects. Owners' cleaners or on island rep can do this.



KKN Golden Shower tree at building 9 in all its summer glory!

🕒 **Empty First Floor Units:** Lanais need hosing off monthly. Accumulated Maui dirt is not only unsightly, but advertises to others that the unit is empty and ripe for intrusion. All Maui has been affected by squatters breaking into empty units to live in, vandalize or burglarize. KKN has had two recent break-ins in empty units.

Luckily for the owners, and thanks to their condo neighbors, the office was alerted and the intruder was arrested.

🕒 **Keep Office Informed:** Remember to tell the office when you expect guests or workers. Give them names and dates, and have them check in. **This is for your protection!**

May 21st Walk Around



Victoria Johnson's last Owner Walk Around covered the whole property and allowed owners to see the improvements, as well as items still to be addressed.



FIRE EXTINGUISHER TRAINING



After learning how to use a fire extinguisher on a "real" fire, owners enjoyed a pot luck luncheon with our Kihei firemen instructors.



Fires are classified as:

Class A (combustibles i.e. wood, paper, cloth plastic and rubber)

Class B (flammable liquids)

Class C (energized electrical equipment)

Class D (combustible metals)

Class K (cooking fires involving oils and fats)

Use an extinguisher that matches the fire it's used on. Extinguishers at KKN are classified as A, B & C and are located inside each stairwell. There is a fire alarm pull on the opposite wall. In the event of fire, decide if you can extinguish it or not. If not, follow these steps (acronym RACE).

Rescue anyone in immediate danger; remove them to a safe area.

Activate 911 and pull the fire alarm.

Confine the fire by closing all doors.

Evacuate if fire is spreading beyond the point of origin, if the fire could potentially block your exit or you are not sure how to use an extinguisher. If you know how to use a fire extinguisher, the fire is small and you have a clean unobstructed exit follow these steps (acronym PASS):

Pull the pin to activate the handle.

Aim the nozzle at the base of the fire.

Squeeze the lever to expel the extinguishing agent.

Sweep the nozzle or hose from side to side. Move carefully toward the flames keeping the extinguisher aimed at the base of the fire and sweep back and forth.

Note: First make sure the needle in the gauge on the extinguisher is in the green zone. The most common fires in the home are cooking fires. If you experience a stove top fire that contains grease or cooking oil your best action is to place a lid on the pan and turn off the heat.

Ocean Safety

Two recent shark attacks in South Maui, with one ending in the death of a young German visitor, have, hopefully, raised everyone's awareness that those who enter the ocean need to observe common sense rules:

1. *Swim, surf or dive with other people, and don't move too far away from assistance.
2. *Stay out of the water at dawn, dusk and night, when some species of sharks may move inshore to feed. But realize that sharks have been known to bite people any time of the day.
3. Do not enter the water if you have open wounds or are bleeding in any way. Sharks can detect blood and body fluids in extremely small concentrations.
4. *Avoid murky waters, harbor entrances and areas near stream mouths (especially after heavy rains), channels or steep drop-offs. These types of waters are known to be frequented by sharks.
5. Do not wear high-contrast clothing or shiny jewelry.
6. Refrain from excessive splashing; Sharks are known to be attracted to such activity.
7. Do not enter the water if sharks are known to be present. Leave the water quickly and calmly if one is sighted. Do not provoke or harass a shark.
8. If fish or turtles start to behave erratically, leave the water. Avoid swimming near dolphins, as they are prey for some large sharks.
9. Remove speared fish from the water or tow them a safe distance behind you. Do not swim near people fishing or spear fishing.
10. *Swim or surf at beaches patrolled by lifeguards and follow their advice.

***Tragically, the 2 women who were attacked broke these rules. Please caution your family members and visitors. Be SAFE! (see:hawaiiisharks.com)**

Shuttle Service to Kihei from Airport

Owners and guests can now go directly to the Robert's Kiosk at the baggage terminal, and within minutes, be on a shuttle to Kihei Kai Nani for a very reasonable price. For more information: airportmauishuttle.com

Kukui Mall Sells for \$8 Million at Auction!

Kukui Mall was purchased by Wells Fargo for \$8million in August. The property was built in 1988 and has nearly 41,000 square feet of retail space, and 300 parking stalls. The bank expects further bids to up the price. In 2007 the property sold for \$18,749,000.

Kihei High School Fully Funded At Last!

\$130million was given by the state. Kihei HS may break ground in July 2014 & open in 2016!



KKN Considers PV for Office Complex & Pool

Maui ranks 1st in the U.S. for Photo Voltaic installations, and also pays the highest electrical rate in the nation! MECO controls PV grid entry. Those on the grid pay, on average, \$18 per month. The KKN Board met recently with Rising Sun Solar Company and has successfully completed the application to be allowed on the grid. Our monthly MECO bill, for the office/pool complex is over \$1400! The purchase cost of the PV, which would be installed on building 5, would be roughly \$110,000. Given our current MECO bills, and projected increases, KKN would own the PV within 7 years. The Board will discuss this further at the October Budget meeting.

New N-S Pi'ilani Development Planned

Charlie Jencks, now representing Sarolim Realty Advisors, the new developer for the previous Eclipse Development, is preparing an Environmental Impact Statement and plans for a project design concept, which will satisfy requests of the Kihei community for connectivity, including safe walking and biking paths separated from the Pi'ilani Highway. The mixed use plans will have multi-family housing, retail, commercial and light industrial spaces. Meetings are being held with KCA and other community groups for advice and approval.

Bob Wood Departs

Bob Wood, our DMI agent, has left his position to become a property manager. Our new DMI agent is Chris Bandy. Chris has already made himself known to our Kihei Kai Nani staff, and John Longmire is looking forward to working with him.



Passion Fruit or Lilikoi, as we know it in Maui, is our most popular vine fruit. There are over 500 varieties in the world, with the popular purple & yellow varieties found most in Kihei.

You'll soon be able to pick them from our N & S fences, where they will be planted!

Lilikoi Sorbet

2-1/2 cups passion fruit juice, with some pulp

1/2-3/4 c sugar to taste

1/3 c lime juice

diced papaya & mango for garnish, toasted coconut

Directions:

Combine the passion fruit juice, sugar and lime juice in blender till sugar dissolves. Refrigerate till cold. Process in ice cream



maker, or place in shallow pan in freezer, mixing often to keep from icing up. Serve in small bowls, garnished with fruit.

ENTRY WAY PROJECT UNDERWAY!

BEFORE



Our current 1st floor entryways are in various states of ugliness - the cement is old, scarred and cracked.

Kumu Organic Farms

Molokai's Kumu Farms, famous for their wonderful GMO free strawberry papayas, now has a working organic farm located at Maui Tropical Plantation. They are open Tuesday-Saturday, from 10AM until 4PM. The fresh produce is plucked from the ground daily and sold in their open air market at great prices! Delicious! www.KumuFarms.com



AFTER

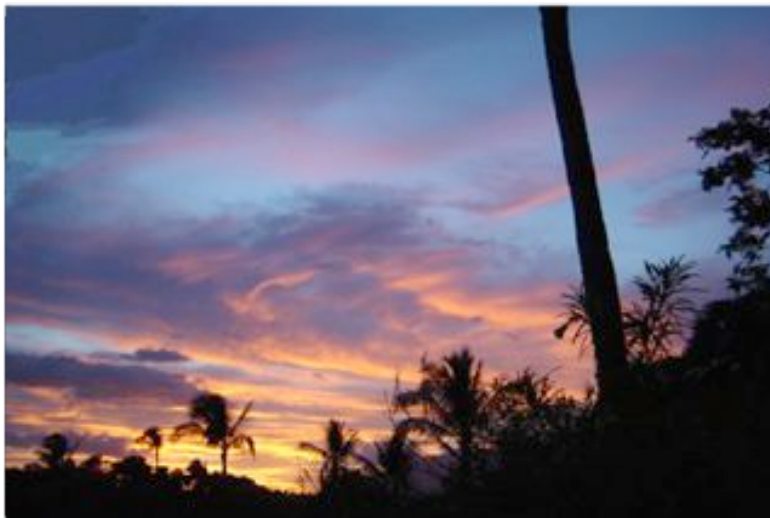


Barry Ewing found a product, stronger than paint, that fills in the cracks and transforms our entry ways. Our staff is working to complete all 1st floor entries by High Season.



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YOUR PURCHASE OF ORGANIC
PRODUCE AT
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KKN Info

Board Meetings

October 15, 2013

Walk around KKN. 9 AM. Meet at pool.

October 16, 2013

Board meeting. 9 AM, at Pavilion. Budget is set for 2014.



Board Members

Barry Ewing, President
Larry Lowery, Vice President
Carole Eiserloh, Secretary
Bette Belanger, Treasurer
Jamie Marusich, Director
Andy Tickner, Director
Mark Wadlow, Director



KKN Staff

John Longmire, Site Manager
Debbie Collins, Office Manager
Kenneth Laborte, Maintenance
Tyrone Delos Reyes, Maintenance
Allan Miyamoto, Security
Greg Shepard, Security
Christopher Kish, Weekend Office
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Debbie: frontdesk@kknaoao.com
Chris Bandy, DMI Agent



Carole Eiserloh, Newsletter