



KIHEI KAI NANI NEWSLETTER

Kamaole 2 Beach Sunset
... in all its glory



President's Letter

I look forward to serving as your president over the next year. I recognize there is a lot of responsibility that comes with the position, and I will strive to make sound decisions on your behalf. My objectives, as president, are to concentrate on keeping KKN a desirable vacation rental property as well as a home for full time residents, while keeping maintenance fees within reason. That will present a challenge as we continue to face problems with an aging property and infrastructure. I intend to rely on the expertise of the other board members, our property manager and site manager, as well as fellow owners. Collectively we share abundance of knowledge and experience.

Following is a list of issues the board will be working on:

* I have established a landscape committee, headed by Carole Eiserloh and a maintenance committee headed by Mark Wadlow. If you are interested in serving on either of these committees, please feel free to contact me or the committee chairs.

* Once we have approval from at least 50% of the homeowners we will move forward with the installation of PV (solar) panels that will serve the office and pool area. Please be sure to send in your vote right away.

2014

Kihei Kai Nani Board Members

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



Andy, Bette, Jamie and Carole



Jose



Andy Gat, DMI Rep
Barry Ewing, Outgoing President
Bette Belanger, New President



PRESIDENT'S LETTER CONTINUED

ongoing concern. Our approach has been to fix problems as they occur. We will be looking into ways to deal with the problem proactively.

* Our pool is one of our greatest assets and it will need to be resurfaced within the next couple of years. We will be looking into that matter.

On a positive note, I believe we are very fortunate to have John Longmire as our Site Manager. John has a wealth of knowledge about KKN and its history as well as a background in maintenance issues. He is quick to respond to problems as soon as they arise. His spirit of Aloha is appreciated by all.

Please feel free to contact me at belangerblue@gmail.com with any concerns or suggestions you may have to improve KKN.

Owners, you can help. If you are planning to do a major upgrade in your unit and will be removing cabinets, that is the time to open the wall and inspect the plumbing. If the drain lines are the old cast iron pipes we can replace them at that time. Also, make sure the shut-off valves, located under the bathroom sink, are "handled ball," as they are now required in our House Rules.



WINTER WALK AROUND -



John Longmire, our KKN Site Manager, gave owners an intensive look at our landscaping and conveyed some of his upcoming plans for our property. An important job, done in-house by our staff, has been to seal the lower portion of the pool wall to prevent future floods. The exterior has



been completed. When high season ends, our staff will finish and paint the interior.

John showed owners the problem areas in the pool, where flaking is taking place. Intrepid owner, Mike Rineer dove down to

JANUARY 28, 2014

the bottom of the pool and patched some areas.

The pavilion, which is used constantly, during high season, will also need updating in the future. John is getting bids for the replacement of the awning with something more durable.



KEALIA POND WORTH VISITING



KKN owner Pat Hoskin volunteers, as a docent, at Kealia Pond. The 700 acre National Wildlife Refuge is well worth a visit. Over 30 migratory birds along with many endangered native species can be found there. The Visitor Center is outstanding. Hours are 8am- 3:30 pm.





PHOTOVOLTAIC PROJECT UNDERWAY

Aloha Kihei Kai Nani Owners,

You have heard or read many things about the KKN Board's effort to make solar power available on our property. We want to provide clarification, should there still be any concerns regarding this effort. What follows provides some background and cost facts related to the request for your vote.

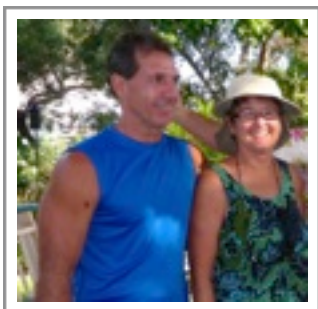
BACKGROUND

About five years ago the KKN Board explored the possibility of adding solar panels to our property to save on electricity costs. We learned that it is almost impossible to provide solar power to take care of electricity needs for all the KKN buildings. The reason is that each building has its own electrical system and separate panels would have to be set up for each building - independently of each other if our whole complex were handled by solar power.

The Board then came up with the idea that solar panels could be used to take care of some common electrical costs. The office, pool, and laundry room are on the same meter. Thus panels put nearby (on Building 5) could take care of those electrical needs that we all pay for. A study was done, and we were told that the roof area on Building 5 could not handle the weight of panels, so the idea was shelved.

THE CURRENT PLAN

This past year Board Member Jamie Marusich unshelved the idea and found that today's panel technology could be set up on Building 5 without interfering with the roofing structure. With the Board's approval, he checked out various solar companies and the Maui Electric Company to see if the idea was still feasible. It was. So the Board planned how to fund the project in a way that did not require a special assessment of homeowners.



Here are some questions and information of interest to all homeowners:

Is there another location where the solar panels could be placed?

Building 5 is the best location to set up panels to service the office, pool, and laundry. Building 4 and 6 are not structures conducive to harvesting solar power. The panels, wherever placed, can not serve any other buildings on the property. The panels will not be attached to the roofing on Building 5 and will be unobtrusive from the ground. They will be supported by an independent structure over the roofing and at a 5 degree pitch facing south (toward the pool).

Who is doing the work?

Rising Sun Electric. Panels are warranted for 25 years. Other parts are warranted for 10 years. The system meets all MECO/Maui County code requirements.

What is the cost of setting up the system?

The cost for the system is approximately \$107,700.

How will it be paid for?

We intend to take out a loan. This is why you have a ballot. The KKN Board of Directors are asking you to give permission to take out a loan for approximately \$107,000. We need approval from at least 50% of the homeowners.

Will my dues go up as a result of the loan? The savings on our electric bill and income from our rental unit will cover the cost. However until we lock into an interest rate we do not know exactly what our monthly payments will be. Keep in mind that once this loan is paid off in approximately seven years, the savings will result in a positive cash flow.



PHOTOVOLTAIC PROJECT PLANNED

What will the benefits be for KKN and its homeowners?

The installation of solar panels will result in a cost savings for electricity to the office, laundry room and pool area. On average we pay approximately \$1,400 per month. When we received the estimate from Rising Sun savings were based on .38 cents per kWh. Now it is .45 cents per kWh and will continue to rise. After installation of solar panels our electrical cost for the laundry, office and pool will be about \$18 per month, however this cost may fluctuate somewhat.

Why should you vote to support the loan?

MECO has approved this project to commence within a certain period of time. As more and more homeowners and condo associations install solar it is possible for the electric grid to become saturated with solar, and MECO could decide not to allow any more installations. Therefore, **time is of the essence**. If you have further questions please feel free to contact me at belangerblue@gmail.com

NOTE: In this message, I've tried to avoid technical jargon. Solar panels are generally understood by everyone - but the technical jargon is *photovoltaic panels* (PV).

PUPU PARTIES AT THE POOL

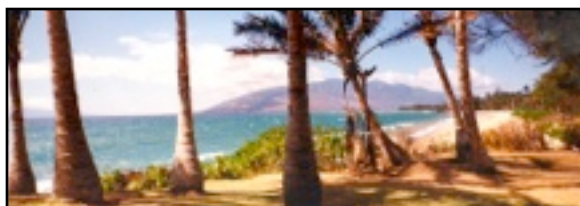
The KKN Social Committee of Linda Ewing, Donna Awe-Berge, Janet Rineer, and Bette Belanger have kept KKN owners and guests happy with activities throughout the winter including



pupu parties and coffee/tea klatches along with well attended Thanksgiving and Christmas dinners. Mahalo to all those who bring the Aloha Spirit to our Ohana!



VIEWS OF KAMAOLE BEACH





ANNUAL OWNERS MEETING WELL ATTENDED

The Annual Owners Meeting is always an opportunity for owners to meet old friends and make new ones. It's also the time when owners have a chance to offer suggestions and air their ideas. New Board members are elected, and the outgoing President has a chance to tell the owners what the Board accomplished the previous year. President Barry Ewing's goals were to improve Kihei Kai Nani's appearance and keep the dues down. With the Board's help he accomplished both goals. The Board also did much more during the past year. New Director Jamie Marusich jumped into the fray and was able to negotiate a high speed wifi system with Oceanic Cable. Then he investigated getting a photovoltaic (PV) contract to connect the pool, office and laundry. New Director Mark Wadlow wrote the window replacement standards and worked on the pool wall project.

John Longmire, our Site Manager, brought new energy and ideas to his job. John solved the problem of the potential pool wall leakage in house, saving owners thousands of dollars. He also tried out a new entryway product 10 times thicker than paint, which will renew the appearance of the entryways to go with our freshly painted walls.

The owners also helped move Kai Nani forward last year by passing the NO-SMOKING ballot. The Board then created two designated smoking areas.

This year we are asking owners to approve the ballot to install the PV system servicing the office complex. Again, Kihei Kai Nani moves with the times!





MAUI VOLUNTEERS OFFERS OPPORTUNITIES FOR INTERESTED OWNERS



Many of you have noticed the new ramp at Kam 2, located near the Life Guard Station. This was designed by owner Jeff Kern. Board Member Mark Wadlow worked daily to build it, along with owners Robert O'Brian, Cindy Kern and Cindi Wadlow, Jeff and other members of the South Maui Volunteers. They also helped build the ramp at Kamaole 3. You can join the South Maui Volunteers every Monday morning to help keep our beaches beautiful. Possible activities include: Helping restore dunes of South Maui coastal beach parks, helping maintain an ocean-side trail, picking up litter, helping build or maintain dune walkovers, and/or removing invasive species.

Get a free Pacific Whale Foundation 'Volunteering on Vacation' reusable shopping bag for your efforts! Volunteering on Vacation is a free referral program offered by Pacific Whale Foundation.... call [249-8811 ext. 1](tel:249-8811) for more information and for additional volunteer opportunities on Maui.

This is an Ongoing Event !
Contact is Bob Richardson. The group meets most Monday's from 7:00a.m to 9:00 a.m.

Contact: South Maui Volunteers (also goes by the name Hoaloha 'Aina, or Friends of the Land)
Phone: [808-264-1798](tel:808-264-1798)
Email: LisBob@hawaii.rr.com
Website: SouthMauiVolunteers.com

KKN Volunteers Helped Made This Ramp possible! Mahalo to:
Cindy & Jeff Kern, Robert O'Brian, Cindi & Mark Wadlow

KAMAOLE 2 BEACH AT SUNSET - FEBRUARY 18

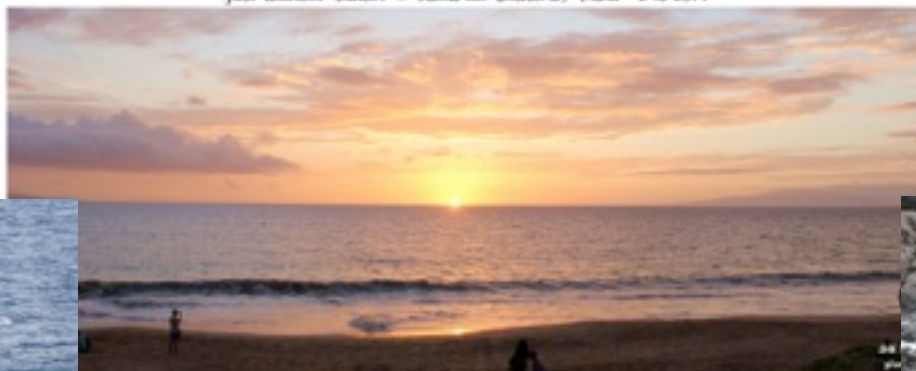
More than 106 people lined the wall to watch yet another spectacular sunset



just another sunset @ Kama'ole Beach II, Maui 2-18-2014

How many of our KKN owners and guests were there?

A humpback slapping his tail is always thrilling to watch.



A juvenile monk seal sunning himself on the rocks is protected from disturbances by owner, Cindy Kern, a NOAA volunteer.





NORTH SOUTH COLLECTOR ROAD UNDERWAY

Last week Bette Belanger, Pat Hoskin and I heard construction noise coming from the Mauka side of Kihei Kai Nani and decided to investigate. Road construction was underway beginning at Walua Place, at the terminus of the Towne Development Moana Estates property. The road was being extended to the beginning of Omuko Road. I contacted Maui County Department of Public Works and was told that Towne had the permits in place and the design approved to finish the North South Collector Road from Walua Place to Keonakai Road. The first part of the road building will be easy, as it covers a flat area. The road will be two lanes, with separate paths for walkers and bicycle riders.

The construction will become more difficult as it reaches the gulch that extends from Lot 1A, behind KKN, through the property Mauka to the new road. Culverts will need to be constructed for the road to continue.

What will this mean for Kihei Kai Nani?

Once the road is completed, it will be possible for the lot North of KKN to be developed. The lot behind Lot 1A will also have access to a roadway, but Lot 1A will remain landlocked, and the cost of development for both lots will be huge because of the gulch. (State and County law requires new

developments to contain a percentage of the runoff where gulches exist.) We'll monitor the project and post updates on the kknaoao.com website. *Carole Eiserloh, Secretary*



New road from Walua to Omuko



End of road facing Kihei Kai Nani

STATE OF HAWAII ANSWER'S PROPERTY OWNERS QUESTIONS

RE ACT 326

Can a property owner hire a custodian or caretaker to manage their property?

Yes. A property owner can hire a caretaker to manage or care for his/her property. The "custodian" or "caretaker" doesn't need a real estate license so long as he/she is employed by the owner. The exemption is limited to managing property for one owner. There is an employer-employee relationship between the owner and the caretaker.

Must a property owner comply with Hawaii's Residential Landlord-Tenant Code as well as state & county tax laws?

Yes. A property owner who rents or leases their own property must comply with Hawaii's Residential Landlord-Tenant Code. Among other things, the Code requires owners and landlords who reside outside of the state or on another island to designate an on-island agent to act on the owner's behalf. The designated on-island agent must be licensed if engaging in any activity for which a real estate license is required.

As of March 31, 2014, there are several things Hawaiian vacation rental owners must do to comply with Act 326:

- *List your TAT/GET number in any advertisement, e.g. VRBO, Airbnb, owner website.
- *Provide on-island local contact information in any guest rental agreement if you live "off island." *Post on-island local contact information in rental unit.
- *Provide AOA or Homeowners' Association with your on-island local contact's name and contact information and notify of any change within 60 days.

ACT 236 Goes Into Effect on March 31, 2014



RECENT KIHEI VISITORS

We always hear about new critters in Maui, including pests like the coqui frog and fire ants, but how about new birds? These Songbirds and a Rock Pigeon were both seen recently at KKN.





LANDSCAPING COMMITTEE

**Interested Owners Join Island Plant on a Walk Around KKN**

Kihei Kai Nani's greatest treasure is our beautiful grounds. Owners take pride in our landscaping, and it is the biggest area of critique when it doesn't look well. Fortunately, comments have become more positive in recent years and with the reinstitution of the Landscaping Committee, chaired by Board Secretary, Carole Eiserloh, owners will be able to be proactive in achieving their landscaping goals.

Last week, Tom Foster, owner of Island Plant, and Johanna, our landscape manager, spent 3 hours walking the property with owners who had an opportunity to ask questions, express their opinions about what should be planted and where, and provide input on both short and long range plans for the property.

Tom explained that KKN receives a monthly allocation of time for extra projects, and we do pay for any new plants. Thus, in order to keep our budget under control, we have to plan ahead, and unless we want to spend additional money, we'll have to be patient and prioritize which projects should be done, and in what order.

Tom will provide the committee with a detailed chart of projects requested by owners, with costs and time allocations. He has also promised us a gift of 12 new pink and red hibiscus plants, to be planted around the property at locations

owners select. Sadly, because of white fly and other problems, planting rows of hibiscus as a fence, is no longer an option in Kihei.

One of KKN's biggest concerns is the health of our 30+ year old trees and the safety of our owners and guests. Owners may remember when a tree fell in front of B11, and recently a large limb broke off a tree next to B8. We are due for an updated Arborist Report, which will be completed in the Spring, so we'll know more then. Be assured, if any trees do have to be removed, they will be replaced with new trees.



The Jacaranda in the circle is an example of a tree that may need replacement.



Ground cover will be added to fill in all bare areas.

**New Herb Garden**

With John Longmire's help, owners replanted the herb garden.

We even have tomatoes and the basil and oregano to go with them. More chives, different mints, basil and cilantro will be added this Spring.

Building 9's south side will be one of the first projects to be done.

**Fence lights installed today**

Instead of replacing grass, the ground cover will spread into the grass area and pavers will be put in as a path. Red cinder will be added near the lanais to prevent the mud and mold that now exists.

Carole Eiserloh, Secretary

Calendar**May 20, 2014 (Tuesday)**

Walk Around

May 21, 2014 (Wednesday)

Board Meeting

October 14, 2014 (Tuesday)

Walk Around

October 15, 2014 (Wednesday)

Board Meeting

January 20, 2015 (Tuesday)

Walk Around

January 21, 2015 (Wednesday)

Board Meeting

January 24, 2015 (Saturday)

Owners Meeting

Photos Courtesy of:

Carole Eiserloh, Barry Ewing
Cindy & Jeff Kern, John Longmire,
Larry Lowery

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