



# Kihei Kai Nani

## Summer, 2014



### Kamaole II Beach

Our beautiful Kamaole beaches continue to delight us with their changing moods and welcoming breezes.

The water temperature has been in the 80's and has lured swimmers and folks of all ages to frolic in the warm surf.

The Maui County Council has voted to keep Kam II alcohol and cigarette free. Hopefully, this will keep it the wonderful family beach we all love so much!

## PRESIDENT'S REPORT

Hi Everyone,

It has been an interesting learning experience for me as a first-time president of the AOAO. I have to say that John is doing a great job managing the property which makes my job much easier than it might be.

**DRAIN LINES BREAKS-** The biggest issue we are facing is breaking cast iron drain lines. There have been 12 this year, and I expect the trend will continue. In light of that, we are establishing a policy for the AOAO regarding water leaks and the process that should be followed by homeowners when a leak is detected. We want it to be very clear to owners what the role of the AOAO is in these circumstances. More to follow.

**INSURANCE-** It is very important for owners to have adequate insurance coverage that will cover the cost of repairs that exceed the original as-built condition. In the event of a common element line break, we are only responsible for repairing a unit to the original as-built condition-- no upgrades. Also, we are not responsible for relocating guests in the event of a water leak, nor will we cover lost revenue. It is important for owners to have that type of coverage in their insurance policy. We recommend that everyone have an H06 policy. In the event of a water leak owners should file a claim with their insurance.



**WATER ALARMS-** We are recommending that owners install water alarms in their units and place them by the water heater, washers and under the sink. They are relatively inexpensive; about \$15-\$20.

**PV PROJECT-** Our photovoltaic project which began in June is completed. We secured funding for the project which cost \$112,000 at 3.9%. In addition we borrowed money to pay off our current mortgage on unit #118. The loan of \$190,000 will be paid off in 7 years.

**POOL-** The pool was recently acid washed and looks great. Because this was the 5<sup>th</sup> time it has been acid washed, Maui Pool has told us they can't do it again and are recommending that we have it resurfaced within the next 18-24 months. We will be getting bids on the cost. Also new caulking needs to be installed to the deck surface in the near future.

**NO SMOKING POLICY-** The policy has been successful for the most part. Complaints about

neighbors smoking on their lanais have gone way down. Smokers are using the smoking areas, but there are occasional violators who need to be educated. There are a few complaints about the location of the smoking areas, but we feel the two locations serve the best interest of the AOA as a whole.

**BREAK-INS-** We have had a couple of break-ins over the past few months and a few items were stolen. We have installed additional lighting in areas that are most vulnerable. Break-ins generally occur in the early evening when people are out to dinner or the beach watching the sunset or on the beach. You should advise your guests to lock up whenever they leave the condo.

Aloha,

Bette Belanger



**PV Project:** Rising Sun worked quickly to install our solar panels. Board Member, Jamie Marusich, monitored the installation and provided photos. We are expecting approval from Maui County & MECO to enter the grid very soon.



### Kihei Kai Nani Maintenance Tips

Mark Wadlow, Board Member

**Plumbing** issues probably top the list of problems facing owners at Kai Nani. Here are some maintenance tips to avoid potential problems:

- Check your unit's main water shut off valve. Originally they were gate valves. The Board recommends all water shut off valves, found under your bathroom sink, be **Ball Valves**. It takes a quarter turn on the handle to close them. In an



emergency you can shut the unit's water supply quickly, preventing water damage.

- In addition to installing a ball valve you can be pro-active by installing a **"Flow Stop Valve"**. This electronic valve will automatically shut off your unit's water when it senses water present. You can purchase these valves from your plumber, and multiple sensors can be installed, i.e. under bathroom sink/toilet area, kitchen sink area, and next to your water heater.

- Your cleaner can assist you by running water in the kitchen sink, bathtub or shower and flushing the toilet when the unit has been empty more than a week. This will keep out insects and possibly identify any leaks that may have formed since your last stay. They should also check for mold, which is a good indicator that there is a water leak behind a wall.

- Additional items to check are the "P" traps under your bathroom and kitchen sinks. If these traps are chrome, they should be changed to PVC "P" traps. Like the cast iron pipes we are having so many problems with at KKN, chrome traps wear from the inside out, and cracks are not visible from the exterior.

- The toilet's wax seal should be checked to see if it is still flexible holding water when flushed by grabbing the toilet bowl on each side and trying to rock it. If it moves more than a 1/4 inch the wax seal could be drying out, or the toilet hold

down bolts are loose. These are very easy and cheap checks to make, but could prevent a nasty water leak.



- Check the water lines to the toilet and the hot and cold lines in both the bathroom and kitchen. If they are chrome or plastic they

should be changed immediately. We recommend stainless steel braided lines. They will last for years and are flexible lines that have "give-n-take" to help prevent breakage.

- We need to reiterate the importance of checking the water heater. Over the years plumbers have found that our water heaters seem to fail around the 10 year mark. We are asking owners to inform John Longmire of your water heater's age and the last time it was replaced, if known. We would like this info to start tracking failures and replacements. We will also inform owners when their water heater is hitting the 10 year mark and should be replaced before its failure!

- This might be a good time to investigate putting in an on demand water heater. Owners who have done this are very happy with the results: No leak worries; a lower electric bill, since there is no water tank to keep heated; and additional storage space in your closet!



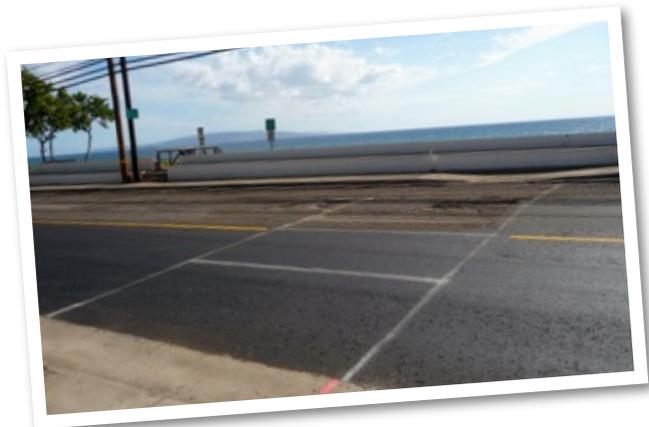
- Finally, the Board received a "plumbing tool" presentation from Gus, RVS plumbing. Gus purchased a FLIR (Forward Looking InfraRed) camera that looks into walls

to check water leaks in the piping. The cost for this preventative inspection is cheap compared to damages piping leaks can cause. If emergent leaks are found, Gus, or any other plumber can come in and make repairs to the identified areas.



KIHEI NEWS

South Kihei Road Improvements



At long last the terrible potholes on Kihei Road are being repaired. The County has been working diligently on our road all the way to Ma'a'laea Harbor. There have been some traffic hangups, but the final roadway will look great!



The finished roadway! Let's hope they complete the stripping before next year.

HURRICANE SEASON REMINDERS - TSUNAMI AND FLOOD AREA MAPS



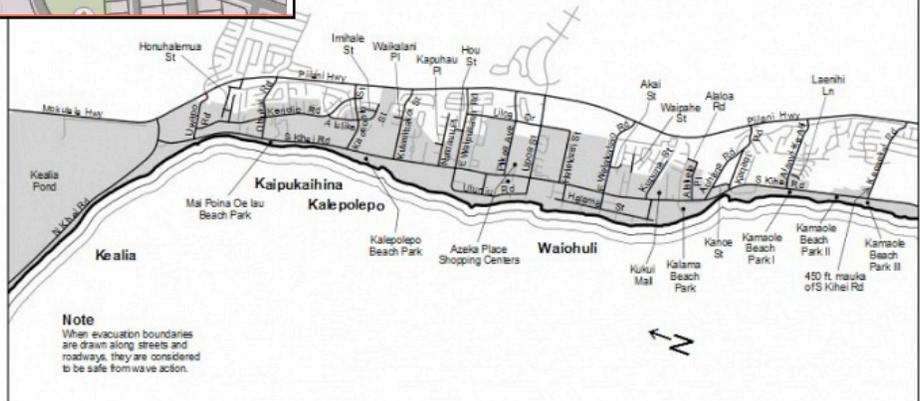
KIHEI KAI NANI MOSTLY IN A SAFE ZONE

The map at the left shows both our Tsunami areas (in dark pink) and the potential flood area (in blue). Note that the gulch running through Lot 1A, just behind KKN, is not viewed as a danger. The major flood area is next to the Banyan and flows into the south end of Kamaole 2 beach. This is the culvert area that homeless had been living in prior to the beach clean up.

The Tsunami map at the right shows the front area of KKN is vulnerable.

Chances are slight that we will have a serious problem in Kihei. However, our KKN office is prepared with evacuation procedures should this ever become a need.

MAUI MAP 2: KAMAOLE BEACH PARK TO KIHEI TO KEALIA



Note: When evacuation boundaries are drawn along streets and roadways, they are considered to be safe from wave action.



LATTICE AREA NEAR CAR WASH CLEANED UP AND RENEWED

Our site manager, John Longmire, has taken on so many projects that have been on hold for years. At long last the ugly lattice area next to the car wash has been removed, and Mahalo to our long time Maintenance Man Kenny Laborte, who brought us cuttings of red and white ginger and heliconia from his home to plant in its place.



REFUSE CONTAINER ISSUES & NEW RECYCLING CONTAINERS



dispose of them, but if the Refuse Collector had come to empty the bin, they would not have taken it and would have charged KKN a fine!

Please folks, be considerate of others and tell your contractors to be the same.

Habitat for Humanity in Wailuku will take MOST unwanted items, and they will be used by others, rather than going into our land dump! (A tax deduction too!)

**House Rules Reminder:**

**"NO remodeling debris, paint, oil, electronics, or broken ceramics (tile) shall be placed in any of the recycling or trash containers, or left in the surrounding area. These items should be disposed of in the local dump or chemical waste disposal site."(p.4)**

Unfortunately, not all owners or their contractors observe this important rule. Most recently, someone placed mirror doors in a newly emptied refuse bin, which completely filled it. Not only was their action a violation of House Rules, necessitating our staff to have to remove them and



New Recycling Bins Finally Arrived! They are large and clearly marked for your use. Urge your guests to use them correctly.



**In Memoriam**



*Carol Lowery, wife of Larry Lowery, passed away in June of this year. Her final trip to Maui was last October. Alzheimer's disease was the cause.*

*Carol and Larry have owned their KKN unit in building 10 since the mid-1980s, and they came to KKN at least twice a year since then, staying for a month or more each time.*

*Carol was an avid collector of American brilliant cut glass - hand-crafted glass dinnerware made in the U.S. between 1890 and 1915. Her specialty was 7-inch plates of which she had over 400 different patterns. She made contributions to the American Cut Glass Association by researching and identifying patterns of the glassware. She was the President of the Golden Gate Cut Glass Chapter.*

*This August Carol and Larry would have celebrated their 60th year together. Their daughter, grandson and all who knew Carol will miss her too.*

**SUMMER SCENES IN MAUI**



Haleakala on a cold clear July day. Blooming Silversword - unique to Haleakala and rare to see.

- UPCOMING EVENTS**
- September 22, 2014 - Landscaping Meeting
  - October 21, 2014 - Walk Around
  - October 22, 2014 - Budget Board Meeting
  - November 27, 2014- Thanksgiving Gathering



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Editor KKN Newsletter