

# Kihei Kai Nani Newsletter



## *President's Letter*

**PV Project:** 2014 saw the completion of the Photovoltaic project; it has been up and running since mid-September. The installation by Rising Sun Solar went smoothly, and we are now enjoying the benefits of a much lower electric bill for the office, pool and laundry areas. Our monthly bill went from \$1400 per month to \$140! A big “Mahalo” to board member Jamie Maurisch, who led the project and to Barry Ewing, past AOA president, who helped to make it happen.



**Pavilion Steps:** Thanks to board member Andy Tickner, who donated time and construction expertise, Kenneth, who assisted him, and Linda Ewing, who initiated the project, we now have new steps on the back side of the pavilion. We utilized them at the Thanksgiving and Christmas potluck dinners, and now wonder how we managed without them. They're convenient for people using the BBQ to go directly to the pavilion, and our maintenance staff appreciates them as well.



**Water Damage Policy:** At the October, 2014 meeting the Board approved a policy to deal with water damage resulting, not only from pipe breaks, but leaks from dishwashers, hot water heaters, washers, etc. Review the policy on the [kknaoa.com](http://kknaoa.com) website carefully, and make sure you have enough insurance coverage. Owners are urged to install a water heater pan and water sensor alarms. See John Longmire for information.



**Smoking Policy Update:** Since the adoption of our smoking policy we have seen a decrease in the number of complaints about smoking on lanais, and when a complaint is received the staff has been responsive. Owners may be fined for violations by their guests. The house rules have been updated to reflect our policy which includes smoking medical marijuana and e-cigarettes.

**N-S Collector Road:** If you have been wondering where the noise is coming from in back of our property, it is the construction of the North-South Collector Road from Ali Nui Ke Alii to Keonekai Road. Towne Development is building the road as part of an agreement made when they built Moana Estates Subdivision. We are concerned that the new road may impact water flow through our property during heavy rains. It appears that more water will be directed to a culvert that leads rainwater into the lot directly behind us and through our parking lot. We have contacted the county regarding our concerns. Their response was that they have reviewed the SMA's and the project is in compliance with county regulations.

**Swimming Pool Restoration:** We have accepted a bid for resurfacing the pool, restoration of the coping tile and installing new DecoSeal on the expansion joints at a cost of approximately \$33,000. We have asked the contractor to provide a bid for replacing the pool tile, but to date have not received one. The project will take approximately three weeks to complete from May 4 - May 22, 2015.

**Thanksgiving, Christmas and Pu-Pu Parties and Weekend Morning Coffee:** A special thank you goes out to everyone who helped make our annual KKN Thanksgiving and Christmas potluck dinners successful. We had about 120 attend our Christmas dinner this year. Donna Awe-Berge, especially, has worked tirelessly and is the key driver in making these events happen. A Big Mahalo to Donna! Last winter we started having regular Poolside PuPu parties which have given guests and owners an opportunity to meet their neighbors. Also, on weekends we started having coffee get-togethers for the morning crowd. Both were well attended and fun. Our first PuPu Party of the season was held after the Owners meeting. A good time was had by all.

***Bette Belanger, President KKN AOA***

**PLUMBING REPORT** by *Bette Belanger*

There have been a lot of rumors amongst owners regarding the replacement of both KKN's vertical and horizontal plumbing. Here are the facts:

**Plumbing Issue:** In November John Longmire and I attended a Condominium Council of Maui seminar on the topic of aging plumbing in condominiums presented by a project management firm from Oahu involved in plumbing renovation work. It was a timely topic, as we have been experiencing several pipe breaks over the past few years. We learned that the cast iron pipe installed in the 60's and 70's is failing all across the Islands. In Hawaii it lasts between 35 to 50 years; KKN is about 45 years old. Oahu is about 10 years ahead of us in dealing with this problem, as their building boom started in the late 50's and 60's. It was an eye-opener to learn the extent of the problem and what is involved in a plumbing renovation project.

We know firsthand that the pipes inside the walls at KKN are deteriorating. We have samples of badly cracked and corroded pipes. Initially our approach was to replace common element cast iron pipes as leaks occurred. Then we started replacing pipe whenever we had an opportunity to get into a unit that was being remodeled, and whenever possible replace the entire stack from top to bottom. The purpose of the recent special assessment was to begin replacing interior plumbing before it started to fail. Emergency repairs are costly as well as disruptive to owners and guests alike. We knew that this single assessment would not cover the total cost of replacing all of the interior plumbing.

Just before our annual meeting I learned of a consultant and general contractor on Maui who is doing plumbing replacement work on condominiums on the Westside. I invited him to give a presentation at our annual meeting. Those owners in attendance would agree that what he shared was quite overwhelming. While his presentation was perhaps a bit "over the top," he definitely made us realize how comprehensive the problem can be, and that eventually we will need to deal with it. We were told that the plumbing underground may be in worse condition than the interior plumbing.

**So where are we now?** We are currently in the "information gathering stage." I have appointed Mark Wadlow, chair, Andy Tickner and Jeff Kern to an ad-hoc committee tasked with looking into the matter thoroughly. They are in the process of reviewing various options for replacing our plumbing, looking at the history of past repairs, and meeting with plumbing contractors who have worked on our property in the past. Andy, who is a building contractor on the mainland has been talking with a plumbing contractor and will get an estimate of what it might cost to replace our plumbing, knowing that it would be more expensive on Maui. Jose Placencia, our Treasurer, is looking into options for funding a renovation project. I have been communicating with DMI and other AOA's who are dealing with the same issue. One of the first things we are going to do is have the sewer lines in each building cabled and scoped to see what condition they are in. Once we have more information the board will make a decision on how to proceed.

**When will the project begin?** If the decision is to proceed with a full scale plumbing renovation project we will likely hire a consultant knowledgeable in this field who can guide us through the process. An architect and design engineer will need to be hired to help us prepare specifications for a Request for Proposal. The planning is complex and the permitting process on Maui can be very slow. It may take 2-3 years before the project could even begin. In the meantime, we will continue to make emergency repairs as needed. We will notify owners well in advance of the start of the project.

**What will the cost be to the owners?** It is too soon to know. We will likely need to take out a loan and the monthly payments would be added to our maintenance fees until paid off. This was how the mansard replacement project was handled. We will start with one building in order to get a better idea as to the cost and scope of the project as well a time-frame for completion.



**Will the complex need to be shut down?** We want to avoid disrupting your rental business or displacing owners for any longer than absolutely necessary. We will try to do the work during low season, but there are factors we may not be able to control such as how long a permit is good for and the availability of contractors. Buildings will need to be shut down while work is being done; there is no way to avoid it. We won't know how long until we actually receive bids from contractors. It could take several weeks to months to complete a building, and it could take several years to complete all of the buildings.

**Is it really necessary to replace the plumbing?** There is enough evidence showing that plumbing that is 40-50 years old has reached the end of its useful life. We could ignore the warning signs and wait until we have a catastrophic plumbing failure, or we can deal with it proactively and begin replacing it now. On a positive note, once the plumbing has all been replaced our condos will be more valuable.

**What if I just remodeled my kitchen/bathroom?** If you replaced the plumbing in your walls when you remodeled it may not need replacing. However, it will probably need to be inspected by the county at some point which means opening a wall. If you have a ground floor unit, the floor will need to be opened up to replace the underground sewer line and access the point where the stack attaches to the underground sewer line

**I was planning to remodel my kitchen; should I do it now?** We are advising owners to hold off on any remodels for a while until we have more information. Of course, that decision is entirely up to you as an owner, and if it can't wait you must do what you need to in order to continue renting your unit. Before doing any major remodel work, be sure to talk to our manager, John Longmire, first.

**What does all this mean for me as an owner?** For now just recognize that this is a problem, and rest assured that the Board is taking the necessary steps to remedy it. That being said, for the most part it is not a crisis that needs immediate attention; however we do need to keep moving forward, as there is much preliminary work to do. At this point in time we (the Board) have many questions that we are seeking answers to. As we learn more we will keep you informed by posting updates on the KKN AOA website.



### New Year's Eve Surprise

KKN residents were shocked on New Year's Eve morning when a sudden mountain of water gushed down the driveway and into the ocean. Quick thinking by our intrepid SM, John Longmire, and some owners protected our pool with sand bags and hurried to move the refuse containers at B13. Later, John and some owners went to the N-S Collector Road, the source of the problem and discovered that an employee of T J Gomes Construction had broken the water main with a backhoe. Cindy Kern videoed the whole event, which you can see on [youtube.com/watch?v=JcCsFo5QFT0](https://www.youtube.com/watch?v=JcCsFo5QFT0).



### New Stairs and Ramp at Kamaole II Beach

*Mark Wadlow, Maintenance Committee Chair*

At the beginning of last October the South Maui Volunteers \*(SMV) began the reconstruction of the concrete steps to Kamaole II, as well as the removal of the rotted wooden ramp and construction of a new wooden dune walk-over ramp in its place, which meets current safety and ADA requirements. Kihei Kai Nani owner Jeff Kern was the project leader and designer of the new steps and ramp.

SMV, headed by Bob Richardson, worked with Maui County Parks & Rec. and the Planning Dept. to gain approval for the new design and to get the building permits approved. Over 500 volunteer hours were used to build these steps and ramp, which equates to \$10,000 in "free" labor, and \$10,000 in materials. SMV wrote a grant to pay for the work, which was augmented by private donations. The KKN AAOO contributed \$500 towards this worthy project.



\*(SMV is the group of folks you see on Monday mornings

beautifying our Kamaole parks and beaches. Not only do they remove invasive plants and trees, but a primary goal of SMV is to restore our sand dunes to their natural state, as our dunes are critical to protecting our ocean from pollutants, and preventing sand from blowing across the street into our condos. SMV also built all the county approved wooden wheelchair access dune walk-over ramps at each of our Kamaole beaches. A big Mahalo to SMV and Jeff Kern with their latest project at Kamaole Beach II.)



### How Times and \$\$\$ Have Changed!

In 1970, you could buy a brand new KKN unit, fully furnished including housewares and linens for \$33,950.

The Interest rate was 9.5%.

The rental rates for 1970 were: Daily: \$12 ; Weekly: \$80 and Monthly: \$325



## Landscaping Report

*Carole Eiserloh, Landscaping Committee Chair*

2014 saw a number of landscaping projects at KKN. One of the most significant was the replacement of the grass behind building 9, at the lanais, with red rock and paving stones last October. This area has had a long history of problems due to the lack of sun and from Kihei Akahi's runoff, which prevented the area from ever drying out. After extensive discussions and meetings with Thom Foster, owner of Island Plant, the committee decided to eliminate the grass, plant ground cover at the side and use red rock and pavers instead.



(The dark areas would have been mud, if grass remained.)

Other projects included:



Establishing our Friendship Gardens with fresh herbs and tomatoes; enjoyed by both owners and guests.

Replanting office entry area at B4

Trimming back bougainvillea at arbor - looks beautiful now!

Cutting back mock orange at B1 & B2, with new plantings in front and at W side.



Removing the Sea Grape and Tulip trees, which are encroaching into Kam Shopping Center. Non invasive plants will replace them.

Treating white fly infestations on Plumerias and Hibiscus plants.



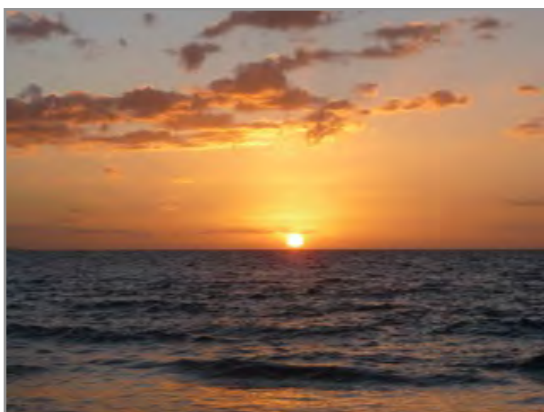
Owners and guests have been enjoying the abundance of fruit we've had this year, probably due to the extra rain we've received. Star fruit, mangos, bananas and papayas have added to our Aloha!



A special Mahalo to owners Pat Hoskin and Cindy Kern for their marvelous contributions to our landscaping. Cindy's plantings can be seen at B1 & B2, and Pat's unusual hibiscus and orchid garden can be seen at B8 and near the trees on Lot 1A. They have both truly added to the beauty of our property. (By the way, anyone with an orchid they no longer want should contact Pat. She will plant it in the trees for everyone's enjoyment.)



**Winter fun for man and whale!**



**And beautiful sunsets as well!**

## Lot 1A History

Carole Eiserloh

Lot 1A is connected to KKN at the East end of the property. It was once part of the original parcel of land upon which KKN was built. This included the area where Fred's and Moose and other businesses are located, as well as the 1.42 acres at the rear of the property. The KKN developer sold those properties off, and the new purchaser decided to resell the rear lot, which he didn't want to develop. It became referred to as Lot 1A.

Since its opening in 1970, KKN had been using a portion of the Lot 1A area for the carwash and BBQ and had maintained the whole area, including all landscaping and sprinklers. A sidewalk and handrail was also constructed to access the front of building 8. The circle, which is required as a fire department turn around, is one-half owned by KKN, and was also completely landscaped and maintained by KKN. The KKN AOA didn't realize that space was not part of KKN property until 1990, when yet another new owner proposed building there. In fact, each owner of Lot 1A had been aware of KKN's use and had posed no objections.

One reason the KKN developer, and subsequent owners, decided not to build on Lot 1A has been due to the huge expense in infrastructure that would be needed to make it viable. One major impediment is the gulch, which runs down the property and empties into the KKN parking lot at the bottom of the circle. Lot 1A has no water connections or other utilities, and the cost of bringing in a separate water line would necessitate digging up the KKN driveway, without disturbing usage, and then restoring it to new condition. They would also be required to contain and reduce the amount of gulch water released onto KKN property. Finally, in 1970 the County placed restrictions on both the height of buildings and the usage of property originally zoned H2.

In 1995, KKN filed for Adverse Possession of the Green Belt Recreation Area, which is about .442 acres of the total. While we were unsuccessful in gaining that portion of Lot 1A, we were able to file for Intervener Status, allowing KKN to set conditions for any construction that would take place. An agreement was reached and signed by the then owner and our Board. Pat and Jack Ross, original owners of 363, spearheaded the agreement with the help of owners who sent letters to the county in support of restrictions we required. Since that time, the Kihei Community Plan changed the zoning to a Multiple Family Apartments District to reduce density. The then owners decided not to build and sold the property to yet another developer.

The current developers, who purchased in 2006, requested a zoning change back to H2 and met with KKN owners and others who would be impacted in September 2008. Chris Hart, the developer's representative, showed attendees a proposed development of 2 structures, one 5 stories and the second 4 stories. Hart claimed that the Victory Development Inc. only wanted what KKN had - H2 status. The meeting, held at the Kihei Community Center, was packed, and needless to say no one present agreed that H2 zoning should be reinstated. KKN owners rallied again and wrote letters to the county in opposition to a zoning change. These letters, along with a lengthy description of the inherent problems regarding that property, are on file with the Maui County Planning Department. We also have copies in our Lot 1-A archives.

Nothing further was heard from the current owners until October 2014, when the board was informed that they wanted a meeting to describe their current plans. They reiterated their belief that they have H2 status and claimed they want to build 2 buildings with a total of 39 units, this time one 3 story and one 4 story. Naturally, they want our agreement to return them to H2 status. They also said they wanted vacation rentals as multiple family housing wouldn't pay on that lot since the costs of the infrastructure were so high. (This could also mean Interval Ownership such as Time Shares.)

Rest assured your KKN Board will pay close attention to any actions the current owners would like to take. Victory will have to present their plans to KKN and surrounding properties before they can proceed. The Board will keep owners apprised of any changes, and call on everyone to write letters once again, should it be necessary.





**Kihei Kai Nani Important Dates**

**April 2: 1:00 PM Special Board Meeting  
DMI Office, Wailuku**

**May 26: 8:30 AM Walk Around  
Meet at Pool**

**May 26: 10:30 AM Board Meeting  
Pavilion**

**October 13: 9:00 AM Walk Around  
Meet at Pool**

**October 14: 9:00 AM Board Meeting  
Pavilion**

**January 27, 2016: 9:AM Walk Around  
Meet at Pool**

**January 28, 2016: 9AM Board Meeting  
Pavilion**

**January 30, 2016: 9AM Owners Meeting  
Location to be announced**

**KKN Restroom Renovation Complete**

John Longmire and our capable staff recently renovated our pool restroom with new fixtures and a bright new look. Everyone is pleased with the results.



A view to Haleakala



Songbirds Spotted at KKN

Photo Credits to: Cindy & Jeff Kern, John Longmire, Larry Lowery & Carole Eiserloh