

Kihei Kai Nani Newsletter

Summer 2015



President's Report Bette Belanger

PLUMBING

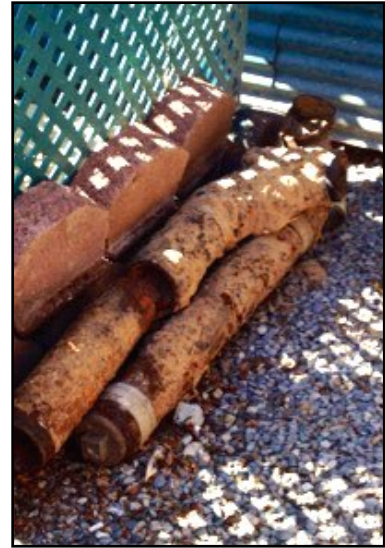
Over the past few months, our attention has been on the aging plumbing issues, and we have been learning a lot during that time. I appointed a committee consisting of Mark Wadlow (chair), Andy Tickner (board member), and Jeff Kern (owner), to investigate the situation at KKN. At first our focus was on replacing plumbing in the walls, but after hearing from experts on the topic, we started thinking about the plumbing below ground. Since we have not been experiencing as many breaks in pipes inside the walls as past years, we decided to investigate the underground plumbing.

We started with two buildings, #12 and #3, and had them cabled and scoped to determine their condition. We then reviewed the videos, and while the results show a lot of decalcification and some dips in the lines, they did not reveal any cracks, breaks or major problems. We then decided to use high pressure water jetting and scoping in building #8 and #13 to see which method was more effective. The cabling seems to have better results. We are also replacing, or adding new clean-outs at the ends of each building. We are

nearly through the process and have learned a lot about the condition of our plumbing with each building.

The good news is that we now know that our underground plumbing is in much better condition than first thought and does not require immediate action. However, we do need to be planning ahead to either replace the plumbing or use a less invasive technique called “pipe lining.” Once we have completed cabling and scoping all of the buildings the committee will have information necessary to decide how best to proceed.

I am very grateful to the committee, and particularly Jeff Kern, in coming up with a well thought out and systematic approach to examining our sewer lines. Had we gone with the recommendations of the contractor who gave us a very scary presentation at our annual meeting, we could be in the middle of a major project costing hundreds of thousands of dollars. Yes, it will still be costly, but I feel fairly confident that we can buy some time and begin putting money into our reserves for replacing the sewer lines over the next several years.

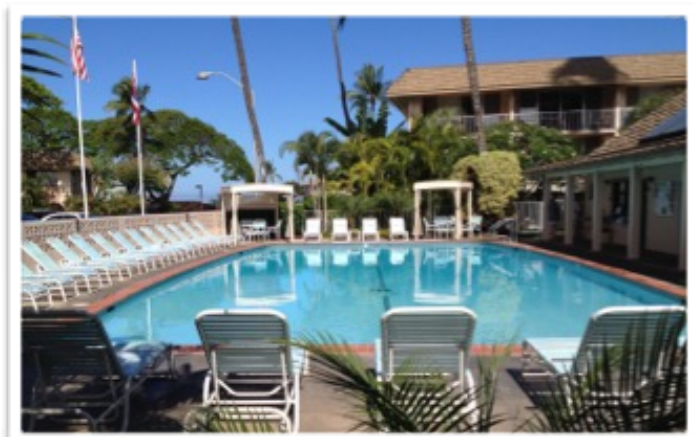


Removed Pipes

POOL RESTORATION AND NEW POOL FENCE

Our pool is looking beautiful after having it re-lined, and the caulking replaced.

A new pool fence and gates will be installed sometime in August or September, depending on when the materials arrive. This should not interfere with the use of the pool for more that a day or two. With the new gates you will notice that they will be locked at all times. The locks will be push button rather than key locks, and the door from the pool into the laundry room will also be locked. The locks will be on both sides of the gate for safety reasons.



Renovated Pool

Hawaii state regulations and insurance requirements mandate that a swimming pool be enclosed on all four sides and have self closing and self locking gates. We will keep you posted via our website and will notify you of the combination so you can inform your guests.

NEW MAINTENANCE EMPLOYEE

We have a new maintenance employee on board. His name is John Gairan He has been working closely with Kenneth and is fitting in nicely.

PV PANELS

I am very pleased to report that our PV panels have been operating for over six months now, and we have a pretty good idea of our average cost per month which is about \$187. Our high season coincides with low sunlight months, and our KWH usage topped at 906, while usage for the month of April was just 7 KWH. The savings each month on our electric bill along with the rental income from our manager's unit is almost exactly the amount of our loan payment.

LANDSCAPING

Landscape upgrades have been completed at the front of buildings 1 & 2 with a hedge of El Dorado and purple ground cover. Crotons have been planted at the ends where the sidewalks meet the driveway. The large monkey pod tree behind the pavilion had to be removed because the roots were growing into and breaking up the parking lot pavement next door. The fence has been repaired and Oleander has been planted.

Unfortunately, it was also necessary to remove the large Traveler Palm alongside building #8 during ground excavation to locate the underground plumbing and install a clean-out. We had hoped to save the tree but found the root ball was huge and roots were tightly wrapped around the water and sewer pipes. There was no choice but to cut the tree out.

GUEST LATE ARRIVAL

We have had a number of guests arrive late at night who do not have their check-in information with them. Please make sure that your guests know the unit number, the combination to your key lock box and a phone number to reach your on-island representative or yourself after hours. KKN security guards are not authorized to open your unit to let them in. Kihei Kai Nani AOA is not in the rental business and is not responsible for providing access to guests, nor can we accept that liability. If you are providing the site manager's phone number as a contact in your communications with your guests, please change it to your on-island contact.

MANAGER RESIGNATION

We regret to inform you that John Longmire has resigned his position as Site Manager for Kihei Kai Nani. Susan Gregory, our new DMI Rep, will be acting manager, working with our staff to keep KKN running smoothly until we are able to get a replacement manager.

LOT 1-A

We have always known that there was a possibility that Lot 1-A, at the rear of our property, would be developed and now it looks that it might happen. As you may be aware, Lot 1-A has access as well as easement through Kihei Kai Nani. If their SMA (Special Management Area) permit is approved by the county they will be able to use our driveway to access their property.

Planning Commission Meeting for Lot 1A Construction Carole Eiserloh



Old Growth Trees

Both KKN owners and KCA members spoke at the recent Planning Commission meeting regarding Victory Development's plans to build a 39 unit 2 and 3 bedroom condo hotel, in



the landlocked location, at the rear of the Kihei Kai Nani property. Victory would cover 73% of Lot 1A with buildings and parking areas, leaving only the **gulch** as open space. They plan to cut down the old growth trees, including magnificent rainbow shower trees, a monkey pod, a Haden mango tree and a myriad of other trees and plants, which not only inhibit erosion, but act as a landscape barrier and have been maintained by KKN since 1970.

Victory claims their roof containment plan will reduce the amount of storm water, but it will only contain rainwater, not the swift running waters coming down their property from above, onto KKN's driveway and out to S. Kihei Road and the ocean.



Flood at Kiosk

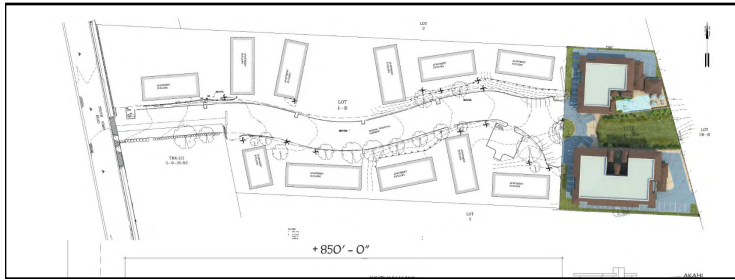
The last 2 major storms in 2007 and 2011 caused flooding from the Lot 1A gulch, which was so severe that the water overran our driveway and



Lot 1A After Flood

entered the KKN pool and some 1st floor units. It also swept cars down

the driveway, and its power overwhelmed the culvert to Kamaole Beach 2 and flooded South Kihei Road. Jeff and Cindy Kerns' photos and video of the 2007 and 2011 floods impressed the Commissioners so much that the Victory engineer was called to explain the source of the flood waters and the volume created. He said the water flowed from upcountry down our gulch and came down at a rate of 600 cubic feet per second!



Proposed Lot 1A Condo Hotel

Victory also expected to bring in construction trucks and utility lines through our driveway. After hearing owners descriptions of the driveway damage and interference with KKN

residents use of their property during construction, Greg Walker, owner of Victory, was questioned. He was told to seek other means for bringing in his construction trucks and utility lines and finding a better way to mitigate the flood water. He claimed he had been in communication with the owner of Aloha Villages (adjacent to KKN), but had no agreement. Victory must now amend their report, satisfying the Planning Commission requests. We will notify owners when the next hearing will be. We need all KKN owners to support efforts protecting our property from damage. Should Victory succeed in getting approval of their amended report, they will have other hurdles before an SMA (Special Management Assessment) is approved. This could take up to 2 years. We will remain vigilant, but you, as owners need to help. Mahalo to the 25 owners who wrote letters to the Planning Commission. Their letters supported our testimony. Remember, there have been 3 other attempts, by previous owners, to build, and all have failed largely due to the cost of construction and KKN owner involvement. We certainly hope current KKN owners will take time to respond when needed and not wait to complain about the noise and dirt and loss of income later, when it's too late.

Zoning Changes Proposed by County Council

Don Couch, Planning Committee Chair, has proposed PC21, an Amendment to the zoning laws that would bring the Maui Community Plan and the current county zoning ordinances in sync. While this sounds reasonable, the reality is that **the current county zoning would change the Community Plan MF (Multifamily) designations to H1 or H2 (Hotel)**. This would have a profound effect on South Maui as currently ALL the vacant properties are designated H by the county! This means that both Lot 1A and the Aloha Villages property, behind the Kamaole Shopping Center, could build up to 96' high, as hotels. Kihei Kai Nani owners, along with members of the KCA, Maui Tomorrow and Citizens for Responsible Development spoke against the proposed changes. The overwhelming rejection of the plan by community speakers, caused Don Couch to "defer" the proposal until the end of July. There is a "**Save Our Community Plans**" petition on the web at: <http://petitions.moveon.org/sign/save-our-community-plans>, which you can sign to make your feelings known. We thank all the KKN owners who have already done so!

Cane Burning Meeting Draws Huge Crowd

Several hundred Maui residents attended the informational meeting held at the Kihei Community Center in June. Prominent scientists spoke about the effects of burning on the health and safety of the residents during cane burning, as well as the pollution caused. Other states such as Louisiana and countries, such as Australia have found other means of harvesting cane, but C&H Sugar maintains that it is not economically feasible since the yield is lower with green harvesting. The fact that sugar receives the largest agricultural subsidy in the U.S. was not discussed. You can view the tape at: <http://livestream.com/accounts/4834005/events/4154877>.



Cane Burning

AC Replacement

Reminder to owners: The House Rules call for replacement of old, rusty, noisy AC's. Please contact the office for new information about replacing yours. The new AC's are quiet, more energy efficient and will reduce your electric bill.



Rusty AC



New KKN Flag

Kihei Kai Nani Gets New Flag

Thanks to Cindy Kern's talent for sewing, we now have a beautiful new Kihei Kai Nani flag flying in front of the pool. It's a great addition! Mahalo Cindy!

New Landscaping At Buildings 1 & 2

Cindy Kern worked with Island Plant to implement the Landscaping Committee plan for B1 & B2. The plantings are beautiful and have really enhanced the area.



West End of B2



West Side of B1 & B2