



**WINTER NEWSLETTER AND PRESIDENT'S MESSAGE
FEBRUARY 2019**

Aloha, Homeowners!

We are pleased to include with this newsletter
a copy of the New Rules
and other important information regarding our Resort.

PRESIDENT'S MESSAGE

We had a very busy year of business in 2018 at Kihei Kai Nani.

A. MANAGEMENT CHANGES

Our Management company "Destination Maui Inc." has relocated to a new office in Kihei as part of their expansion from Wailuku. Having the office in Kihei is very convenient for us. Please send all invoices/statements/correspondence here.

Destination Maui Inc.
380 Huku Li'i Place, Suite 206
Kihei, Hawaii 6753
Phone: 808-244-9021
Fax: 808-875-8003
Email: dmi@destinationmaui.net
Website: www.destinationmaui.net

Rena Tamura is a new Account Executive working with Kihei Kai Nani. Connect with Rena via the above contact information.

DMI has consolidated all its services at the above address. The new conference room for Board meetings is located across the street.

380 Huku Li'i Place, Suite 103

B. SMOKING AMENDMENT

In 2017, the Association received multiple complaints that smoke or the smell of smoke was migrating into adjoining/adjacent units when people were smoking in the units. That constituted a nuisance, interfering with other unit owners' peaceful enjoyment of their property.

At the 2018 Homeowners meeting, the owners voted to send out a ballot with a Non-Smoking Amendment that **no smoking is allowed in a unit, even with the owner's approval**. The amendment passed and was signed.

- ➡ When guests register in the office, we have each one sign a statement to acknowledge that smoking is not permitted in the units or anywhere on the property except in two designated areas.

A \$50 fine will be assessed when that rule is violated.

At the last Board Meeting in October, a new sign was approved and installed at the entrance to each individual unit to inform and remind everyone of our **no smoking rule**. The new signs are turquoise in color to match our color scheme.

C. SPECTRUM CABLE TV SERVICE

Spectrum Cable TV Company has bought out Oceanic Warner Cable Company and the changeover has been made to our units. For only \$5 more per month, we now have more TV channels and a faster Internet and Wi Fi system. We trust everyone is satisfied with the new service.

D. LANDSCAPING

Lot 1A

The Lot 1A purchase was finalized July 28, 2017. It is now part of our common element.

1. Trees

The two previous owners of Lot 1A did not prune the trees on the lot and overgrowth presented a safety hazard. For the health of the trees and safety concerns, many dead limbs have been pruned.

2. Fence

A fence was installed at the north edge of Lot 1A to designate our borderline in case the owners of the property north of us start development.

3. New Grate

To help contain debris and material that might come down in a heavy rainstorm, a new grate was installed over the Lot 1A side of the culvert by our owner volunteers and Jeff Kern.

4. Future

We will be talking about the future plans for Lot 1A.

5. Cleanup

We held a cleanup of Lot 1A on February 6, 7, and 9.

The following people worked on the project.

Barry Ewing, Ralph Nawatzki, Pat Hoskin, Clare Buchanan, Mike Buchanan, Kathy Fox, Mike Fox, Liz Voigt, Chuck Voigt, Brad Chambers, Wayne Braid, Lynn McIntyre, Johnny Johnson, Cindy Kern, Jeff Kern

We sincerely appreciate all their volunteer efforts.

What an improvement to the look of our lot and Resort!

Over the 3 days, we filled three 30-cubic-yard-capacity refuse bins from Aloha Waste Management, three times!!!

These photos clearly show the hard work invested by our enthusiastic volunteers.









**More photos of the cleanup activities
of our industrious volunteers . . .**







A HUGE SHOUT-OUT

to Cindy and Jeff Kern
who organized the 3 days
of cleanup.

They were onsite before 7 am
each day and had all the tools,
gloves, and other necessities
organized for the volunteers.

They also made sure there was
lots of water so the volunteers
could stay hydrated.

**Cindy and Jeff are both
amazing Homeowners
at Kihei Kai Nani!!!**

LANDSCAPING (cont'd): Palm Trees

Palm trees on the property deemed too tall and dangerous because of improper growth were removed because they could have come down in high winds, especially a hurricane, and damaged our buildings or hurt someone. They were replaced with new trees. Three other palm trees were removed by our volunteers because the trees could not be banded against rodents climbing them to eat the fruit and the soft hearts of the palms.

E. RAMPS

Two ramps were installed for easy access to buildings 6, 7, and 10.

F. SIDEWALKS AND DRIVEWAY

Johnny our site manager has been repairing areas that might cause a tripping hazard. He shaved the lifted-cement edges of several sidewalks and filled in blacktop that was missing from the edges of the driveway.

G. PLUMBING AND ROOF MAINTENANCE

1. We are working on the High-Risk Component inspections to help prevent water damage to adjacent units from a broken water feature that might occur in your apartment, such as the water heater, dishwasher hoses, and ice-cube-maker tubing to the refrigerator. A plumber is doing the inspections for \$85 per unit.
2. As each inspection is completed, the owner will be notified regarding work that needs to be done in the unit. So far, we have inspected 8 buildings and sent notices to the owners.
3. During this year, no plumbing stacks needed to be repaired but we have had leaks from water appliances in units such as washing machines and dishwashers.
4. The office roof needs to be replaced because of termite damage. We are in the planning stage for that work and hope to have the new roof completed this summer.

H. HURRICANES

1. This year Maui was threatened by two hurricanes in September and October.
2. Hurricane Lane was off the coast of Kona headed for Maui when it stalled and turned into a tropical storm. It did not cause damage at Kihei Kai Nani but high winds in Lahaina caused a transformer to spark and start a fire that burned 7 homes.

3. Hurricane Olivia came toward Maui from the north and darted to the west as it ran into Haleakala, bringing flooding and damage to the people on the north side of the West Maui mountains.
4. Kihei Kai Nani did not receive damage from either hurricane, although we were prepared. Our property manager stayed on site during the storms in case of an emergency.

I. BUDGET AND MAINTENANCE FEES

1. Fees

This year the Board approved a new budget with an increase in maintenance fees of \$9 per month. One big-budget item that lowered our income was the loss of the Kihei Kai Nani Rental Office. Income from the office was \$14,400 a year. The office moved because of the new trends that owners are using to rent their condos such as VRBO and Homeaway; the rental office didn't collect enough fees to pay its expenses.

2. Garbage

Garbage was also a great expense. We reduced the cost by changing from Maui Disposal to Aloha Waste, after negotiating a lower price. Aloha Waste dumpsters are orange.

3. Lighting

The Board approved the purchase of new light fixtures that were installed in all the unit entrances. They enable us to install LED light bulbs that reduce the energy consumption the costs for the ground and entrance lighting.

J. WEBSITE

The website kknaoao.org has been updated and has a new look.

Director Wayne Braid has taken on the website-monitoring task to update the site with current news, the President's Newsletter, news about Spectrum Cable TV service, additional New House Rules, dates of Board and Homeowners meetings, and other important items.

Please check the site often to find out what's happening and what's new. Wayne also receives a report of how often the website is used. . . how many hits it is having.

K. THANKSGIVING AND CHRISTMAS BUFFETS

The Thanksgiving and Christmas Buffets were a big success this year, attended by over 125 people. If we are to continue the buffets so popular with our guests, Donna, the owner who organizes them, needs more help from owners of Kihei Kai Nani who are on the property at that time.

Many guests volunteer to set up tables and so on but the big job is cooking the 6 to 8 turkeys and preparing the mashed potatoes and gravy. If you are on property during the holidays next year, please plan to volunteer to help so we can continue to celebrate with our guests.

L. WASHERS AND DRYERS IN UNITS

The Board has received complaints about in-unit washers and dryers being used late at night. Lint vents located over entry doors are not being cleaned. When a dryer is on, lint flies everywhere, causing a mess at the entrance to adjacent units.

The Board has approved a few House Rules to combat the problem.

1. The washer and dryer should not be used between 10 PM and 8 AM.
2. A sign should be posted on the in-unit washer and dryer, informing the guests of the times the machines may be used.
3. The lint vents over the entry doors should be cleaned by the unit cleaners frequently . . . or at each unit cleaning.
4. Water sensors should be installed under the machines to warn of any water leaks.

M. ANNUAL GENERAL MEETING AND JANUARY 2019 BOARD MEETING

1. Directors

Ethel Belway and DiAnne Duroussette were re-elected to the Board for 3-year terms. New Rules were adopted. A list of the updated rules is attached to this newsletter

2. Stored Bicycles, Surfboards, and Paddle Boards



Homeowners are hereby advised that all bicycles, surfboards, and paddle boards stored in the provided storage areas on the Kihei Kai Nani property must have a permit from the office. Many old bicycles, surfboards, and paddle boards currently stored there do not have a permit. **If you own one of those items, please visit the office to obtain your permit.**

Any stored bicycle, surfboard, or paddle board without a permit by April 1, 2019, will be removed by our site manager.



This scooter has not had a valid license since 2015. It will be removed April 1, as well.

If you are the owner of this scooter, please take care of it immediately.

If you know the owner of this scooter, kindly let Debbie or Johnny in the office know.

3. Upgrade List

The latest upgrade list with suggestions and rules is included. Please follow the instructions if you are planning to do some upgrades in your condo unit.

4. Air Conditioning

For the past 4 years, the temperature in Maui has increased; it is simply becoming warmer and warmer, particularly in the summer months. With that warm comes an increased desire and need for homeowners to cool their condo units.

Your Board of Directors is currently looking at ways to accommodate the increased requirement to cool. The President is appointing a committee to look at all possible issues and rules. The committee will report at the next Board Meeting.

N. MAUI OCEAN CENTER

If you or your guests have never been to the Maui Aquarium, we suggest you drive up to Maalaea to see it. The aquarium and oceanography center was opened March 18, 1998, by Coral World International. The 3-acre facility is the largest tropical reef aquarium in the Western Hemisphere. [Wikipedia](#)

You can purchase tickets online through their website.

<https://mauiocceancenter.com/>

O. MAUI NEWS

This is a great website for Homeowners to keep up on Maui News when you are not on the Island. https://mauinow.com/category/maui_news/

P. MEETING DATES

2019

Scheduled Walkaround: April 30
Board of Directors: May 1

Scheduled Walkaround: October 1
Board of Directors: October 2

2020

Scheduled Walkaround: January 21
Board of Directors: January 22

Homeowners Meeting (AGM) January 25

Q. THIS JUST IN . . . !

A historic winter storm hit the Hawaiian Islands Saturday and Sunday.





The Island of Maui and Kihei were not spared storm damage.

- One man was killed in the surf up at Kapalua.
- Haleakala had snow at the lowest elevation in history.





- A sailboat moored in front of Kamaole Beach I ended up on the beach in front of Kihei Kai Nani.
- Wailuku, parts of Kahului, Pai, and Makawao lost hydro power for much of Sunday.
- The County Office closed all the beaches along south Kihei Road late Saturday afternoon and an advisory was issued telling residents and visitors to stay inside due to the extreme winds and high surf.



We trust 2019 will be a prosperous year that will see a number of interesting new projects accomplished at Kihei Kai Nani!

**Mahalo,
Ethel Belway, President
The Association of Apartment Owners of Kihei Kai Nani**