

KKN News & Information – June 2022

Updates after June meeting including Landscape & Architectural Committees & Site Managers Report

Hope everyone is enjoying their summer so far! The Board has been very busy working on a number of projects for continuous improvement:

As was highlighted at the top of the website – HO6 insurance coverage for the inside of your condo is now a requirement. Please email a copy of your insurance to Linda at kknreservations@yahoo.com as soon as possible. Our insurance company tells us that if we don't have proof of everyone's insurance they will buy it for you and charge you.

The bicycle storage facility has been moved to the car wash area at the top of the property. (see attached pictures) Please note that any bicycles that are in disrepair or not registered at the office, will be tagged and then removed. Please let the office know about the status of your bicycle.

The surfboard/paddle board storage area will be looked at next budget year to be more user friendly and the same process will apply. Now would be a good time to get rid of anything you are not using in that lockup.

The new Spectrum contract is to begin mid-July. Please be advised that they will be on site July 12-14th to upgrade the service and change out cable/internet equipment if necessary. Please advise guests or tenants.

Please note that every hot water tank now needs a water sensor program. A water sensor alert can be purchased at any hardware store. Because this is mandatory going forward, units will be subject to random checking.

As has been regularly communicated, please alert Office & Site Manager in writing when any renovations are to begin. We need to update the plumbing at this time. The HOA can't continue to pay the huge insurance costs for broken plumbing. Just fyi our insurance costs have gone up \$40,000 this year.

An issue that has become top of owners' minds is the chicken situation. Owners are now receiving complaints from their renters due to the excessive noise, especially early in the morning. As you may know this is an Island wide problem and we need to lobby our County Counsel to find a solution. The Board is open to ideas to help rectify the problem. This will be an ongoing conversation as this situation is getting worse.

Landscape Committee: the trees on the north end of property line need to be trimmed or removed and we are working with the property owners next door for the best solution.

Vern is concerned that we are not getting value for money with the hours served by Iland Plant so that will be looked into.

Please see the pictures of the enhanced areas around the office.

Architectural Committee: thanks to Jeff for giving an update – sidewalk issues are now complete, pool deck was cleaned (acid wash) and re-sealed, and the roofs on building 7 & 12 were resealed with a silicon base.

Site Manager: Kenny Laborte is doing a fabulous job getting us back on track. First of all he has updated the Emergency Evacuation Information. Owners can find this on the website in the top right corner and are responsible for getting this information to their renters. Packets will be available at the office as well. It's important to familiarize yourself with this information as emergency situations can happen quickly.

Kenny also mentioned about the fence at the north side of the property that needs repair & attention, and has reported a homeless situation up & adjacent to Lot 1A as well as dry grass that is a fire hazard. Those situations are being addressed and plans drawn up to rectify.

The large washing machine needs replacement but the price is of concern. Kenny is currently investigating as well as looking at larger dryers and reducing the drying time on existing machines.

Bids are being taken for new handrails on Buildings 6, 7,8 9, 10 & 11 and a solution is looked at to remedy future problems.