

Presidents Message Jan 2019

Welcome Homeowner's. We have had a very busy year of business in 2018 at Kihei Kai Nani.

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. This is the new address to send all invoices/statements and correspondence etc. to:

Destination Maui Inc.
380 Huku Li'i Place, Suite 206
Kihei, Hawaii, 96753
Phone: 808-244-9021
Fas: 808-875-8003
Email: dmi@destinationmaui.net
Website: www.destinationmaui.net

We also have a new Account Executive that is working with Kihei Kai Nani. Her name is Rena Tamura and can be contacted by writing or emailing to the above address.

Also DMI has consolidated all its services at the above address and the new conference room for board meetings is located across the street at 380 Huku Li'i Place, Suite 103.

Smoking Amendment

In 2017, the Association was receiving multiple complaints that smoke or the smell of smoke migrated into adjoining and adjacent units when people smoke in the units. This 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 units even with owner's approval.

The amendment passed and was signed. We also have every guest sign a statement that there is no smoking in units or anywhere on property except in the two designated areas when they register in the office. A \$50 fine will be assessed when the rule is violated.

At the last Board Meeting in October, a new sign was approved and installed at each entrance informing the guest of the no smoking rule. The new signs are turquoise in color to match our color scheme and hopeful will be noticed as the guest enters the unit.

Spectrum TV Service

The Oceanic Warner Cable Company was bought out by Spectrum Cable Company earlier this year and the new service was installed at the beginning of the year. The new Spectrum Cable TV service has increased TV channels and speed of the Wi Fi System. As a result of the change, the new service charge for the Spectrum service has increased our maintenance fees by \$5. We hope everyone is satisfied with the new service.

Landscaping

Lot 1A

The purchase of Lot 1 A was finalized on July 28, 2017 and is now part of our common element. The trees were not pruned by the two previous owners and were overgrown presenting a safety hazard. They were pruned to remove many dead limbs for the health of the trees and safety concerns.

A fence was installed at the north edge of Lot 1 A to designate our border line in case the owners of the property north of us start development. A new grate was installed by owner volunteers and Jeff Kern over the Lot 1A side of the culvert to help stop any debris and material that might come down in a heavy rain storm. Future plans for Lot 1 A will have to be talked about.

Palm trees were removed that were deemed to be too tall or dangerous because of improper growth. They could come down in high winds especially in a hurricane and damage our buildings or hurt someone. They were replaced with new trees. Three other volunteer Palm trees were removed because they were unable to be banned for rodents.

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

Johnny, our manager, has been repairing several sidewalks by shaving the edges of the cement that has lifted up and might cause a tripping hazard. He has also filled in the edges of the blacktop that was missing from the edges of the driveway that might cause a tripping hazard.

Plumbing and maintenance

We are working on the High Risk Component inspections to help prevent water damage to adjacent units from a broken water feature in your apartment, such as the water heater, dishwasher hoses and ice cube maker tubing to the refrigerator. As the inspection is completed each owner will be notified of what needs to be done in their unit. The inspections are being done by a plumber and the fee will be \$85 for his service. So far we have inspected 8 buildings and have been sending notices out.

During this year we have had no plumbing stacks that needed to be repaired but we have had leaks from water appliances in units such as washing machines and dishwashers.

The roof of the office needs to be replaced because of termite damage. We are in the planning stage and hope to have the work done this summer.

Hurricanes

This year Maui was threatened by two hurricanes in the months of September and October. Lane was off the coast of Kona headed for Maui when it stalled and turned into a tropical storm. The storm did not cause any damage at Kihei Kai Nani but damaged in Lahaina by the high winds causing a transformer to spark and cause a fire which burned 7 homes.

The second hurricane Olivia came towards Maui from the north and darted to the west as it ran into Haleakala. It brought flooding and damage to the people on the north side of the West Maui mountains. Kihei Kai Nani did not receive any damage from either hurricanes although we were prepared. Our property manager stayed on property during the storms in case of an emergency.

Budget and Maintenance Fees

This year the Board approved a new budget with an increased in maintenance fees of \$9. One of the big budget items that lowered our income was the loss of the Kihei Kai Nani Rental office. The income from the rental office was \$14,400 a year. The office moved because of the new trend that owners are using such as VROB, AirB&B and Home Away From Home to rent their condos so the rental office didn't collect enough fees to pay their expenses.

Garbage was also a great expense so we reduced the cost by changing from Maui Disposal and negotiating a lower price from Aloha Waste. Aloha Waste dumpsters are orange.

The board also approved the purchase of new light fixtures, which were installed, in all the unit entrances. They enable us to install LED light bulbs to reduce the energy requirements and cost for the ground and entrance lighting.

Website

The website kknaoao.org has been updated and has a new look. Our director, Wayne B. has taken the website monitoring task on and he has updated the website with the current news as soon as he can. The newsletter, news about Spectrum Cable TV service, additional new house rules, dates of the board and homeowners meeting and other important items are posted there. Please check it often to find out what is happening and what is new. He also gets a report of how often it is used.

Thanksgiving and Christmas Buffets

Both the Thanksgiving and Christmas buffets were a very big success this year and were attend by over 125 people. If we are to continue these buffets that are so popular with our guests, Donna our owner, who organizes them, needs more help from the owners of Kihei Kai Nani who are on property at that time. Many guests volunteer to set up tables and etc., but the big job is to cook the 6-8 turkeys and prepare the mash potatoes and gravy, So if you are on property during the holidays next year plan to attend and volunteer to help so that we can continue to celebrate with our guests.

Washers and Dryers in units

The board has received complaints of the washers and dryers in units being used or running all day and the lint vents that are located over the entry doors are not being cleaned. The lint flies everywhere when the dryer is being used causing a mess at the entrances of the adjacent units. The board approved a couple of house rules to cover 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 washer and dryer informing the guest of the time of usage.
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 water features to warn of any water leaks.

We are hoping for a prosperous new 2019 year in which a number of new projects will be done.

Ethel Belway
President KKN AOA

