



# KIHEI KAI NANI NEWSLETTER

Winter 2013



## President's Message

I believe the most important news to all of the membership is that with the help of our former treasurer, Jose Placencia, and Destination Maui, we were able to keep our homeowner's association dues for 2013 at the same level as 2012. Yahoo!

Owners at Kihei Kai Nani saw many improvements in 2012. I am pleased that we move into 2013 with an energetic board to continue plans and upgrades to the property. It has been very gratifying to finally see the owners experiencing an economic recovery both in occupancy and in condo values.

### ***KKN Board 2013***

*Mahalo Nui to Retiring Board*

*Members:*

David Frank

Lynne Lidie

Jose Placencia

*For all the time and effort they gave to make Kihei Kai Nani a resort, we are all proud of!*



*Welcome to our new Board*

*Members:*

Bette Belanger

Jamie Marusich

Mark Wadlow

*They will join returning*  
*Members:*

Carole Eiserloh

Barry Ewing

Larry Lowery

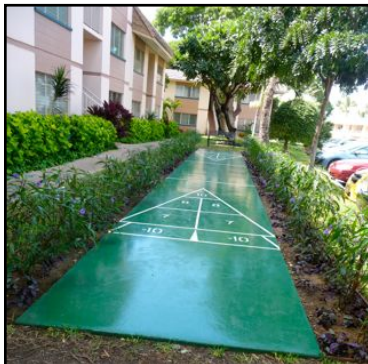
Andy Tichner



A major improvement during 2012 was the repainting of all of our buildings. At the same time, corroded electrical conduits on the 8 remaining buildings were replaced and completed. Likewise, replacing building 1's roof this summer completed a sizeable undertaking brought about years ago. Each roof has warranty longevity that will be addressed every budget year to maintain their resilience.

Our in house staff completed two important projects this summer, one being the refurbishing of our widely used shuffleboard and the other is the new

pathway lights. By handling these projects in house, the association was able to see a significant cost savings.



One of the main concerns expressed to me by the homeowners was to bring forth a non-smoking policy at Kihei Kai Nani. During the annual membership meeting I did a straw poll, and the non-smoking policy was approved by a resounding majority. The board has approved the draft submitted to us by our attorney and the ballots have been sent out by Destination Maui this February. We will need a 67% approval from the membership for the by-laws to be changed, so please return your ballots.

One major project for 2013 will be an improved pool wall, which will prevent pool flooding during storms. The Board will review bids so we can move forward. Owners can get information on some projects by checking our website at: [www.kknaoao.com](http://www.kknaoao.com).

It has been my pleasure to serve the owners of Kihei Kai Nani as their board President. My goal is to continue improving the property and make Kihei Kai Nani the most attractive complex on Maui. - Barry Ewing -

## SOUTH MAUI OLD AND NEW



### KIHEI - DECEMBER 2, 1978

The 2014 South Maui Community Plan was the subject of the Kihei Community Association's meeting on February 19. Lucienne de Naie gave a short history of the early plans:

In 1970, when the first Maui Plan was developed, the South Maui population was about 1500 and South Kihei Road was just dirt. Yet the plan projected a population of 200,000 by 1990! Kihei's population was expected to be 150,000 by 1985, and Makena was expected to have 8,000 condos in place. Obtaining **water** was the key to this growth.

The 1990 plan, which was adopted in 1998, was auto centered. It was initially vetoed by Mayor Linda Lingle because there was no traffic plan. Growth continued in a haphazard manner, with strip malls and no real sense of community.

Lucienne stated, "Kihei needs a vision for its future. It definitely needs a sense of place and a connection to the past."

Thus the 2013 thinking about South Maui is much changed. Community members want a

"sense of place" with a community that has "complete streets," which are walkable, with bikeways and interconnectivity.

KCA and Maui Tomorrow helped initiate and support the roundabout (near Safeway) and have been instrumental in promoting bike paths and the safe "complete street" addition to the connector road that runs parallel to South Kihei Road between Lipoa and Waipuilani Road.

One of the biggest issues facing them now is to plan development with traffic design in mind. To achieve their

goals, they must have a vision, spend time on education and have the outreach capability to involve all South Maui citizens in the plan, so as to reflect the diversity of the community.





## REMODELING AND UPGRADING OF UNITS

Aloha KKN Homeowners,

If you are a new homeowner we wish to welcome you to our community and hope that you find the spirit of aloha at Kihei Kai Nani. In order to maintain a quality property we want to make sure that everyone, both new and long-term owners, are aware of some very important information should you have plans for remodeling or upgrading your unit.

Before commencing with any construction project (large or small) be sure to pick up a copy of the “Kihei Kai Nani Checklist for Unit Upgrades” in the office and complete a “Request for Upgrade” form to be submitted to the Resident Manager. If you do not have a copy of the House Rules, be sure to pick up a copy of that as well. Even though you may only be doing what seems like a minor project, a request form is required.



Here are just a few examples of requirements you may be unaware of:

- Work hours are from 9:00 a.m. until 6:00 p.m, and Sundays are quiet days.
- Installation of floor tile, in a second or third floor unit requires soundboard be installed under the tile.
- Window hangings must be white or lined in white fabric.
- Security screen doors for the entryway may only be in colors black or bronze and must open towards the bedroom wall.
- Lanai shades must be approved by the RM and installed according to specifications.
- Air-conditioners must be low noise models (45 dB max) and must be approved prior to installation. See RM for specifications.
- Lanai storage lockers must be constructed using pressure treated wood and conform to specific requirements. Plans are available in the KKN office.

This list is by no means all inclusive so please, make sure to pick up a copy of the KKN checklist and read it thoroughly **before** starting any renovation project, or you may find yourself facing a fine-- or worse, having to remove unauthorized upgrades!

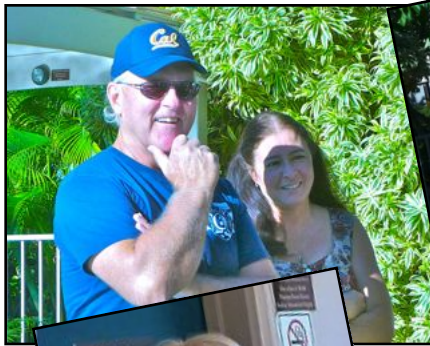
Mahalo for your consideration!  
KKN Board of Directors

## KIHEI KAI NANI TREE TRIMMING

Our beautiful coconut palms begin their growth with flower stocks which become small nuts that grow into coconuts. Mary's Tree Service trims our palm trees every January and June, with additional trimming of the palms located around the pool every 90 days because the flowers fall into the swimming pool and are sucked into the pool pump, which soon becomes an expensive problem. Even more important is the safety factor: Falling coconuts, the size of ping-pong balls, baseballs or larger could hit owners and guests lounging at the pool if coconut palm maintenance was neglected.

**JANUARY 22 OWNER WALK AROUND**

Gathering around the pool to participate in the property walk around, owners feasted on doughnuts, fresh grapes and coffee, while RM, Victoria Johnson, gave them a quick summary of what they would be seeing. The owners then walked the entire property. They were shown many improvements including the new laundry room door, building painting project, new pathway lights installed behind building 12, a new step installed at building 1 and the newly refurbished shuffleboard court. Owners were also shown the new MECO boxes that replaced the rusty original ones.





## PI'ILANI SHOPPING MALL HALTED BY LAND USE COMMISSION

In January 2012, the Maui News announced that Eclipse, a Irvine, CA development company, planned to build a 700,000 sq ft. outlet mall, the largest in the state of Hawaii, and 250 apartments on an 88 acre development. Kihei residents were surprised to see the huge dust fence go up on Pi'ilani Highway, between where the new high school is supposed to go and the Blackie's Pit Stop building.

Further investigation revealed that in 1995 the area was zoned for a light industrial park with 123 individually owned lots. Eclipse maintained they were within their rights to change the plan, that it was essentially the same. In May, 2012, Maui Tomorrow, Daniel Kanehele and the South Maui Citizens for Responsible Growth filed a motion with the Land Use Commission "to have the urban land reclassification retracted for breach of conditions."

After several hearings and public testimony, on February 7, 2013, the LUC decided 6-3 that the Pi'ilani Promenade, Maui Outlets and Honua'ula/Wailea 670 were in violation of 3 conditions of the original 1995 order that changed the land use from "Agricultural" to "Urban". The litigators argued that the issue was "not the quality of the project but whether it complied with the original order." Mark Hyde who led the fight for Maui Tomorrow, claimed it was a victory for "the rule of law." It's not over

yet though, next there will be a hearing with the Maui County Board of Variances and Appeals to enforce the LUC order and pull the grading permits granted last spring.

The decision will have a long range impact on future developments because it makes clear to developers that they cannot amend or make significant changes without getting approval first from the LUC and must adhere to the community. plan. Go to Mauiweekly.com of February 21-27, 2013 for the full story.



## TWO NEW GAS GRILLS TO BE INSTALLED



At the January Board meeting, the Board decided to purchase 2 new Char-Broil TRU-Infrared Commercial 3 burner gas grills for the property. One will be placed near the B10 pump house, and the other will be next to the one near the pavilion, as that area is popular with owners and guests, with nearby seating.

The Board also decided to replace the current BBQ's as they break down, as the cost of repairs now exceeds the cost of a new grill. The new grills will have a side shelf and a 13000 BTU side burner. Parts will also be readily available at Lowe's.

## STANDARD FOR JALOUSIE WINDOWS BEING REVIEWED



Many owners are having problems with their aging jalousie windows and may need to replace them. Board Member Mark Wadlow has undertaken the responsibility of investigating the 4" wide, aluminum finish jalousies available on Maui and will provide a standard for homeowners who wish to replace their current ones.

There is NO plan to replace all the jalousies in the resort, nor to change the window style. It would be strictly up to the owners if they wanted to replace their own jalousies, at their own expense.

## JANUARY 27 POTLUCK AND HULA PARTY BIG SUCCESS

Owners and guests enjoyed an evening of hula, sing-along, talk story, good food and camaraderie thanks to the hard work and good organization of Linda Ewing, Bette Belanger, Janet Rineer and Donna Awe. Auntie Doll came with her ukulele and songs and provided the audience with Hawaiian tales and lore. All the participants had a great time singing Hawaiian songs and the songs of our youth. There were smiles all around and a fun time was had by all.







Winter Bounty at Kihei Kai Nani

**SMOKE DETECTORS**

Please check your smoke detectors and change your batteries annually.

**WIFI IN YOUR CONDO**

Our cable Internet modem is set up for a ethernet connection. If you want to enjoy wifi, you will have to purchase a router to hook up to your modem. This is very easy to do. Be sure to put on a password to gain access, and provide the password to your guests.

**READ ALL ABOUT KIHAI IN WWII**

Did you know that our Kamaole Beaches were the site for the first frogmen training? Board member and Vice President, Larry Lowery, has provided us with a very interesting history of Kihei during World War II that will give you a new appreciation for our island home. See the insert.

**DEMAND WATER HEATER**

Many owners are putting in demand water heaters. This is a great way to save on electricity and avoid the problem of a leaking water heater that could damage your unit as well as those below you. The initial cost is higher than a traditional water heater because your unit will need some plumbing and electrical work done. But once it is done, you will gain a whole storage closet, where the old water heater was, and the knowledge that you'll never have to worry about a leak again!







### KIHEI KAI NANI REAL ESTATE ON THE REBOUND

After a long drought in the price of real estate, with short sales and even some foreclosures, KKN is on the rebound. Lack of inventory is putting added pressure on rising prices both at KKN and Maui as a whole.

Econ 101 taught us the affects of supply and demand, and KKN is definitely feeling it. There are currently two active listings; one at \$299,000 and one at \$329,000, and there are two listings in escrow, one was listed for \$285,000 and the other for \$299,000. Although the sale prices have yet to be disclosed, when they close there will be a significant increase in the average sale price.

In the last six months we have already seen a 5% increase over 2012's average sale price, which was \$234,000.

With the current trend, do not be surprised to see a 10% increase in the average sale price over last year. The units that have been updated or have an ocean view are still bringing the top dollar and the units that are original or have minimal

updating are on the lower end of the spectrum.

Our statistics prove that the bottom of the market was basically June 2011, when the KKN average sale price was \$207,000, so we have come a long way and the future of Kihei Kai Nani looks bright.

### STATE LEGISLATURE ALERT

KKN vacation rental owners may be faced with another increase in the Transient Accommodations Tax (TA) this year. The legislature is considering increasing the tax from its current 9.25% to 11.25% this July. It was to be lowered to the 7.25% rate in 2015. You can follow SB 1202 at:

[http://www.capitol.hawaii.gov/measure\\_indiv.aspx?billtype=SB](http://www.capitol.hawaii.gov/measure_indiv.aspx?billtype=SB)  
<[http://www.capitol.hawaii.gov/measure\\_indiv.aspx?billtype=SB&billnumber=120](http://www.capitol.hawaii.gov/measure_indiv.aspx?billtype=SB&billnumber=120)

To read the SB1202 bill go to:

[http://www.capitol.hawaii.gov/session2013/CommReports/SB1202\\_SSCR151\\_HTM](http://www.capitol.hawaii.gov/session2013/CommReports/SB1202_SSCR151_HTM)

Check out the article by Maui Chamber of Commerce's President Pamela Tumpap in the Maui News, Feb 9, issue. In it she expresses concern that the increase will hurt the Maui vacation business by causing visitors to reduce discretionary spending.

See: <http://www.mauinews.com/page/content.detail/id/569705/The-Chamber-View--Lawmakers-poised-to--renege-on-tax-promises.html>

### Calendar

#### May 21, 2013

KKN Walk Around

#### May 22, 2013

KKN Board Meeting

#### Mid October, 2013

KKN Walk Around

KKN Board Meeting

#### January 21, 2014

KKN Walk Around

#### January 22, 2014

KKN Board Meeting

#### January 25, 2013

Owners Meeting



*Our condolences to the families of owners....*

Bill Blanchard, unit 157

Don Douglass, unit 369

Bob Downey, unit 221

*They will be missed by all who knew them.*

### News Contributors

BETTE BELANGER

BARRY EWING

LARRY LOWERY

VICTORIA JOHNSON

CAROLE EISERLOH,  
EDITOR

# MAUI DURING WWII

by Larry Lowery

Did you know that Kihei Kai Nani was built on land used by the Navy during WWII to train highly specialized teams of men called *frogmen*?

Today when people think about Hawaii and World War II, they tend to think about Pearl Harbor and the Island of Oahu. But very soon after the declaration of war, Maui became the training ground for soldiers, sailors, and airmen to prepare them for battles in the Pacific area.



AIRPORT AT MAALEA BAY 1943

Three days after Pearl Harbor, the Islands were put under Martial Law and Maui became the major training area for all military operations in the Pacific. When fully operational, nearly 50 different military training areas were established on Maui. There were separate rifle, pistol, machine-gun, bazooka, mortar, artillery, and antiaircraft ranges. In the central valley there were half-track and tank training with infantry platoons and two airports - one remains today as the Kahului Airport. Dive-bomber, torpedo-bomber, and fighter pilots were trained on Maui. The East and North sides of the island were great for jungle training and cave fighting courses. The West side with its expansive beaches was ideal for amphibious operations. Tens of thousands of men filled bivouac encampments all over the island, and the training was carried out 24/7. By 1943, Maui was the largest training area for ground, naval, and air groups in the U.S.

Before the war, the land around the Kamaole Beach I was owned by Charley Young. Charley came to Maui as a military sergeant, loved the Island, and when he retired, he and his wife Betty bought the land in 1940. Before they had a chance to build, World War II erupted, and the military took over their land and other surrounding parcels to build a Combat Demolition Training Station at Kamaole Beach. The training involved volunteers and was so rigorous that not all volunteers passed the training. Yet, nearly fifty teams of one hundred men each were prepared for reconnaissance and demolition activities between 1943 and 1945.

In 1942 the leeward beaches along the southern coastline from Maalaea Harbor through Kihei and Waialea to Makena were lined with barbed wire and trench barriers to discourage a landing invasion and for the purpose of amphibious training and combat landings. At the south end of Kamaole I you can still see two slabs of concrete, remnants of a WWII pillbox. Practice exercises took place here before major Pacific engagements such as at Tarawa (November 1943), Saipan (June 1944), and Iwo Jima (February 1945).



KAMAOLE BEACH 1944

After the war the land that Charley owned was returned to him. Today the north end of Kamaole I is named the Charley Young Beach, and the bridge located at the south end of nearby Kalama Beach Park is called the Charley Young Bridge. The name is still visible on the bridge.



The secret, highly specialized Underwater Demolition Team base at the Kamaole Beach was established in early 1944. The beach served the UDT's for the rest of the war, training as many as thirteen 100-man teams at one time. By the end of the war there were nearly 50 UDT's in the US Navy, all but two had received training on Maui.

Although UDT's were used in the war in Europe where beach information was better known, the Pacific teams were faced with uncharted waters around the many Pacific Islands held by the Japanese. The Navy's clandestine training camp at the Kamaole Beach sought volunteers for the hazardous duty of exploring and mapping Pacific beaches for possible invasions. This secret mission involved intense training: run a mile and swim a mile before breakfast, learn to swim a side-stroke without splashing water, hold their breath under water for long periods of time.

The volunteer men who made up the Navy's specialized UDT's became known as frogmen. They facilitated the landing of men and supplies on enemy shores. Before an amphibious landing, frogmen reconnoitred beaches, measured the depths of the water, detected natural and man-made obstructions under the surface, and observed the enemy's defensive positions. One of their most important functions was to destroy dangerous underwater obstructions.

Within the Navy, the frogmen became known as daredevils – men who fought the enemy in the open away from a ship's protection and armed only with a knife. UDT pride was high. Some teams crept up beaches after their reconnaissance and demolition work and left signs welcoming the U.S. landing teams who would invade at a later time. Prior to the invasion of Guam, the UDT-4 left a sign on the beach that read in part: "Welcome, over 940 obstacles were removed in six days of operations".

The Marianus Island chain, defended by an estimated 60,000 Japanese, was needed to serve as a base for operations against other Japanese territories. Of the three islands in the chain, Saipan was first. UDT's 3, 4, 5, 6, and 7 did the preparatory work and several operational improvements were employed - a high speed system for drop off and pickup of swimmers, new techniques for transporting explosives to beaches. In addition, masks and swim fins were improved and widely used for the first time. Today's fins, masks, and most scuba gear are derived directly from the improvements made in the frogman's gear.

The first group to be fully trained on Maui was UDT-14. All their training was at Kamaole Beach I. They were considered to be the experimental team whose experiences were used to improve the methods for subsequent teams.

For its pioneering and death-defying efforts UDT-14 was awarded a total of 11 Silver Stars and 81 Bronze Stars along with commendations from the secretary of the Navy, the commander of Amphibious Group 2, and the commander of the amphibious forces. Because of the secrecy of the work, the frogmen discovered that when they returned home after the war, their friends and neighbors had never heard of UDT's. It wasn't until 1951 when Richard Widmark and Dana Andrews starred in the movie *The Frogmen*, that Americans learned of these underwater warriors.

Today at the South end of Kamaole I, a monument chronicles their story and records the names of the UDT-14 frogmen.

Take a stroll to the southern end of Kamaole I and read the inscription on the monument. Look for the concrete remnants of the WWII pillbox, then walk to the north end of the beach and enjoy the view from the Charley Young Beach. Stand on the Charley Young Bridge and reflect back on the days when the land of South Kihei served as a secret training ground during WWII.

Further Information on the Internet:

UDT-14: [www.sid-hill.com/top/udt14](http://www.sid-hill.com/top/udt14)

Maui WWII Legacy: [sanctuaries.noaa.gov/maritime/expeditions/maui/homefront](http://sanctuaries.noaa.gov/maritime/expeditions/maui/homefront)



**THE MONUMENT AT  
KAMAOLE BEACH I**