

KIHEI KAI NANI NEWSLETTER



PRESIDENT'S MESSAGE

Aloha. At the January 30th Homeowner's meeting I was elected to be the Association's President, and I look forward to serving as your president over the next year.

To cut down on the expense of holding our meetings, our Annual Homeowner's Meeting was held at the Kihei Lutheran Church and a continental breakfast was catered.

Our primary board objective for this year is to keep KKN a friendly place for vacationers and full time residents, but we still have challenges as we face problems with an aging property and weak infrastructure. Within a week of becoming president, I attended a Condominium Council of Maui Seminar. The meeting covered: 1) Looking for hidden damage and the threat to older buildings where the damage might not be visible, 2) Replacement reserve funds for these repairs and 3) Hiring a consultant to help with estimating the cost of replacing these items. These seminars inform board members, site managers and account executives about problems that might be occurring in their complexes. As an owner at KKN for the last 34 years, I have experienced many of these problems.

The following is a list of issues our board will be working on this year.

- Landscaping.** Board Member Carole Eiserloh will still be in charge of the Landscape Committee and will be working with Island Plant, our landscape company, to answer complaints. If you find a landscaping problem on the property, please fill out a Landscape Check List in the office with your suggestions on fixing it. The suggestions are reviewed weekly by Joanna, Island Plant's arborist, and the problem will be corrected or turned over to the Landscape Committee to be discussed.
- Plumbing issues** are still a big problem. We are facing the problem of common element cast iron lines breaking in our units. You can help in our effort to detect these leaks. If you or your unit cleaner notices a musty smell, bubbling of the paint on the bathroom wall behind the toilet or water collecting on the floor of the bathroom or closet, please report it to the office so it can be investigated. We are also having problems with other leaks that damage units that are the responsibility of the owner. If these items in your unit leak and cause damage to your unit or the units below you, you are responsible for the repairs. The items for which you are responsible are: Leaking water heaters; dishwasher drain tubing; refrigerator ice-maker lines; washing machine drainage hoses; and the plumbing connections of your toilet or kitchen and bathroom sinks. Rubber and plastic hoses deteriorate fast in Hawaii, and if any of these cause the leak it is your responsibility to cover the repairs. To be proactive and prevent damage from leaks, we hope you check these items when you are on island, or have your island representative check regularly.
- The new fencing** around the pool will be finished this month. To prevent our pool from flooding, Kenneth Laborte, our in-house maintenance man, has built a two foot wall at the east end of the pool to divert the rain water to the driveway during a storm, instead of running into the pool. A shorter version of the new pool fence was installed on the top, and the wall was capped and finished off. New push button locks will be installed on the gates. They can be coded from either side or just one side. After hours the pool gates will be locked with a deadbolt lock. During daytime hours, the code to enter the pool area will be provided to guests and owners when they register at the office.
- Guests Late Arrival.** Guests are continuing to arrive on property without their check-in information. Please make sure your guests know the unit number, the combination to your key lock box and a phone number to reach your on island representative or you after hours if they need assistance. The Kihei Kai Nani AOA and our security personal are not responsible for providing condo access to guests. KKN cannot

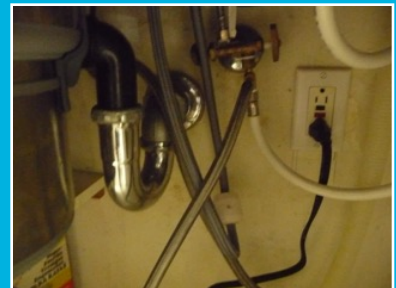
PAT'S DOUBLE HIBISCUS



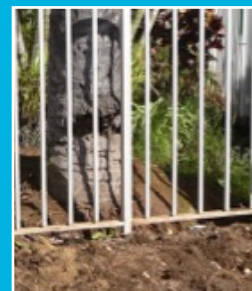
COMMON ELEMENT



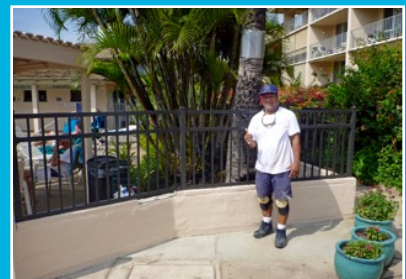
OWNER RESPONSIBILITY



OLD FENCE



KENNETH'S NEW WALL



accept the liability of letting people into your unit. If they don't have the check-in or your phone information they may have to go to a nearby hotel for the night. Kihei Kai Nani **HOUSE RULES** require owners to provide the office with their **ON ISLAND REP** contact, and to notify the office in advance of guests expected. All guests are required to Register in the office, where they may also receive a parking pass. After one warning, there will be a **FINE of \$50** to owners who do not comply with these requirements.

- **Smoking Policy Update.** Several years ago, for the health and welfare of employees, owners and visitors, KKN became a "smoke free" property, and people who smoke can no longer smoke on the unit lanais. However, the Board of Directors provided two areas where smokers can enjoy a smoke without bothering other people. Each smoking area was selected to be as far as possible from buildings and other facilities. The placement of these areas worked well until recently, and complaints have been coming into the office because the smoking areas have become meeting places. Smokers who like to socialize, have made the areas into party places that include liquor, much like a bar. Complaints have provided evidence of loud noise, debris left, and the fact that some party goers are urinating in the area. These problems can be resolved best if smokers act responsibly and help manage anyone who becomes uncivilized. Keep the noise down. Keep the area clean. Guide the needy to an indoor potty. Most of all, be thoughtful of others living on the property because sound travels far in our quiet surroundings.
- **Site Manager's Job Description.** At our last Homeowners meeting owners wanted to know what the site manager's job description was. The job description includes supervising every day activities of the complex, supervising staff, answering complaints from residents and guests, completing tasks given by the Board or the managing agent, answering emergency calls, notifying the managing agent and the Board of problems, meeting with contractors and receiving contracts on projects directed by the Board.
- **Thanksgiving and Christmas Parties.** We need to give a **Big Mahalo** to Donna Awe-Berge and her committee of owners and guests who helped make our annual Thanksgiving and Christmas Potlucks a success this year. Attendance is always around a 100 people, and we get to meet the people from all around the country and Canada. It is always an experience to discover the favorite food of attendees at the potluck.

★ **Ethel Belway, Board President**



MAUI NEWS

Sugar Cane To Leave Maui

Last July a community meeting was held to discuss the effects of cane burning on the health and safety concerns of Maui residents. Since that time, the HC&S Sugar Company has informed the community it will be shutting down the growing and harvesting of sugar cane at the end of the year. In February there was a blessing for the last harvest, conducted by our KKN night Security Guard Greg Shepard, who is also a minister. HC&S has started laying off the planting staff. Many fields have been left fallow and soon the green fields of sugar cane will disappear from the valley. There have been many suggestions as to what should replace the sugar including hemp, sunflowers, corn and other crops that can be used for biofuel. There is also a strong movement to divide the land up to be used for organic farms, with preference given to sugar cane employees who



want a new venture.

New Restaurants to Open

Many Kihei residents and visitors were saddened by the closure of Stella Blues, which had been a popular eating place for more than 23 years. Next time you visit Maui you will be surprised to see that at least two new restaurants will occupy that space: The Fork and Salad and The Gastro Pub. We'll all be waiting to see if they gain the popularity of our old favorite. Coconuts will open at the Kamaole Shopping Center, where the Chinese restaurant was located.



Airport Improvements

The Kahului airport is undergoing a major face lift. Phase one of the Airport Access Road was finished last year; the second phase of the road way will be finished and will take traffic from Hana Highway directly to the Kahului Airport Terminal for the 3.1 million yearly visitors to Maui.

Within the next two months, workers will also finish a new cellphone parking lot, install a 130,000 gallon irrigation and water feature and break ground on a \$350 million car rental facility. By early summer the airport's main entrance will shift from Keolani Place to a newly paved, four-lane access road.



In addition, is a 1.2 million square foot, \$350 million consolidated car rental facility planned for a 17-acre parcel between Costco gas station and the Kahului Airport terminal. When finished, the building will house seven rental car companies, around 3,000 cars and include space for wash and gas refill stations, minor maintenance and a customer service bay. An electric tram will transport travelers between the airport terminal and the facility, which will take all the shuttle buses off the road.

County Manager System Being Considered for Maui County

The County Council has formed a Special Committee on Governance to look into changing the current form of government from Mayor-Council to a County Manager system. Arguments in favor of this plan focus on the continuity of services with a professional manager to oversee the various government agencies. Under the current system, each time a new Mayor is elected all the Commissions and Agency heads are replaced. Many view this as disruptive to government operations and subject to politics. It was pointed out that many cities/counties the size of Maui County have already successfully made the change to a County Manager system. Professionals, who are not subject to political changes, implement and enforce the general and community plans, while the Mayor and Council make policy. Opposition to the plan is largely from the Mayor's office, as many of the perks of office will be lost. Newly elected Mayors will no longer be able to appoint their supporters to office, and only the Council could replace the County Manager. There have been public hearings on the subject, and many hope the Council will allow voters to decide in November which system they prefer.

Hawkbill Turtles

Hawkbill Turtles are still on the endangered species list, and thanks to the diligence of Maui residents, many more babies are making it to the ocean from their nests. Last fall, this was the scene at a Kihei beach as we gathered to watch a wild life worker carefully remove the struggling babies from their nest, count the survivors and later help the babies escape to the sea.



Short Term Rental Laws in Effect as of January 1, 2016

Reminder to all owners who rent their units as vacation rentals: (Act 204)

- You MUST provide an on island representative's name, phone number and email address to all guests.
- You MUST post your Hawaii Tax ID number conspicuously in all advertisements and in your rental.

KIHEI KAI NANI NEWS

January 30th Annual Owners' Meeting

The Annual Meeting was well attended by owners who heard first hand from our attorney Tom Pierce about what actions Kihei Kai Nani is taking regarding the Nani Loa Project, proposed by Victory Development for Lot 1A (article will follow).

Two new Board members, Ethel Belway and Howie Jones were elected. Jose Placencia was absent. The Retiring Board members, Bette Belanger and Mark Wadlow were thanked for their efforts to help make KKN a better place.



Kihei Kai Nani Board 2016-2017

KKN Owners at Annual Meeting

Christmas Potluck



was a big success.

In Memoriam



Ed Belway, a long time owner at Kihei Kai Nani passed away on December 12, 2015. Ed and Ethel moved to KKN in 1981 from California. As a full time resident, Ed was an active volunteer at KKN and served for many years on the Board of Directors,

as President and on committees concerned with the repair and improvement of the buildings.

Ed was also an active member of the Kihei-Wailea Rotary Club and worked on many community projects. One of his first was in 1982, when a huge winter storm washed out half of South Kihei Road across from our driveway, as well as a major part of our Kamaole Beach Two. Ed was one of the many volunteers who helped repair the beach by installing stand fences to catch the blowing sand to form sand dunes. Today many owners from KKN volunteer to keep the beaches clean, but no one knows that the fences are buried below the sand and prevent the sand from washing out with the next storm.

Ed also began the popular tradition of our Thanksgiving and Christmas Potluck Dinners, to provide a get-together for people away from home for the holidays. That legacy is still being carried on by other volunteer owners and guests at KKN.

In his memory, a memorial bench has been dedicated to him and is located at the office entrance.



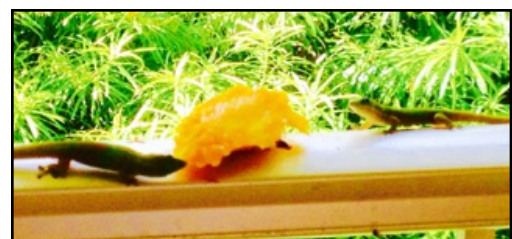
Beautiful Orchids at KKN

Resident owner, Pat Hoskin, has used her gardening talent to propagate orchids. Owners have given her their “old” plants, and Pat has created new homes for them in the trees next to Building 8. She has over 14 plants going, and some always seem to be in bloom. Be sure to walk over to see them. And if you have any “old” plants, bring them to the office. Pat will happily make them bloom again in our trees.



Madagascar Day Geckos

You have probably seen little lizard like reptiles that scurry across the pathway in front of you. They are geckos, who are not native to Hawaii, but arrived with various travelers. Today there are 7 different species on Maui. One species is the Madagascar Day Gecko. These bright green geckos, with red dots on their back are harmless and fun to watch. They forage for fallen fruit and insects 24/7. This year they have reproduced in abundance. Enjoy their company and remember - they keep KKN units free of insects!



LOT 1A UPDATE

There will be a full report on the Lot 1A Nani Loa development after the upcoming May 15 Board meeting as our attorney has new information to convey to at that time.

For your interest, review the **Lot 1A History** article, which you will find in the **2015 Winter Newsletter**, available at the KKN Website.

CREDITS

Mahalo to Jeff and Cindy Kern, Pat Hoskins and Ethel Belway for contributing photos to this Newsletter, and to Larry Lowery for his usual fine editorial work.

Aloha,

Carole Eiserloh, Secretary