

Kihei Kai Nani Newsletter



President's Letter

Aloha Homeowners,

Management Changes

During the past year we have had many changes at Kihei Kai Nani including with our management personnel. The Board held a special board meeting last February to rehire Debbie Collins for the front office, and in April, after a long search, we interviewed and hired Johnny Johnson, as our new site manager. At DMI, Nancy Price, who was Vice President, retired at the end of July. (Nancy was our account executive many years ago.) DMI also expanded their company, and we have just been assigned John Sullivan, our third new DMI account executive, since last year.



Board of Directors

Our Board has also had some changes this past year. First, Jamie Marusich sold his unit and had to resign in May. The Board decided to wait until the Homeowners Meeting to replace him, not realizing the unforeseen events that would occur. Sadly, our Vice President, Larry Lowery, became ill in October and passed away in December. Finally, Howie Jones had to resign from the Board for personal reasons, so we had to replace 4 directors at the January 2017 Homeowners Meeting.



Larry, Carole, Howie, Ethel, Andy and Jamie



Our new Board members are:

Treasurer	Jose Placencia	2017-2020
Director	Wayne Braid	2017-2020
Director	DiAnne Durossette	2017-2019
Director	Pat Hoskin	2017-2020

Plumbing

Many projects were completed during the past year. We repaired plumbing stacks in 4 units and a broken water supply line to the main line in the driveway for building 9 and 10 during the New Year's Eve weekend.

At the January 25, 2017 Board Meeting, it was decided to finish installing the last two water lines under the driveway for buildings 11, 12 and 13. Before we could schedule it for low season, the water supply line for building 11 sprang a leak the first week of February and had to be replaced. Since the plumber was on property, the water line replacement was also completed for Building 12 and 13. Now all the water lines for the buildings in the complex have been replaced and connected to the main water line in the driveway.



Pipe and Sewer Line Replacements



Sewer Lines

In 2015, a report from a contractor made us question the condition of our sewer lines under each building, including the office. A plumber was hired to video, scope and cable the sewer lines to examine their condition. The Inspection did not reveal any major cracks or problems in the lines under the buildings. He determined they should have a useful life for a number of years. We are continuing to work on the clean outs at the end of each building. A 35' section of sewer line had to be replaced at the end of building 13. We also had a small repair at building 3 where roots had grown into the sewer line. A big aloha to owner Jeff Kern for his contributions to the project. Jeff has made DVD's of all the plumbing work and made a diagram of the repairs for future use.

High Risk Components

This summer we will be completing a high-risk component inspection of each unit. We hope to prevent leaks that cause extensive damage to the units. A controlled repair is much less expensive and easier to do. We will let owners know when this will occur so they can plan ahead. Each inspection should only take 15-20 minutes.



Last Spring the fence contractor finally finished installing the new pool fence. The pool gates now have combination locks to enter and leave the pool. We also changed the laundry room door to the pool and installed a combination lock on the laundry side of the door. The office will give guests the combination to the pool when they register.



Flooding on Property

Our renovated pool wall, which was completed before the fence was installed, served us well during the recent rain storms that flooded the driveway and brought with it a huge amount of mud and debris. The December 9, 2016 storm occurred at 7:30 PM without any warning, so sand bags were not out. Some dirt entered the pool from the drain holes in the cement fence. To solve that problem, our manager, Johnny Johnson, built slider doors over each hole to prevent rain water from entering the pool in future storms. When the pool deck needs to be cleaned the doors can be lifted to let the wash water out



Landscaping

Much work has been done to update the landscaping. Tragically, Tom, our Island Plant rep, was killed in a traffic accident in January. Pat Hoskin, our new Landscape Committee Chairperson, called a meeting last week to discuss areas that still need to be improved this year. Thom Foster, owner of Island Plant, attended and brought Casey, the new landscape manager, who is assigned to manage the IP workers at KKN. Last November, the Island Plant contract was updated. Bare spots on the property were replanted, the hedges and trees behind building 9, 11, and 12 were pruned, and new plants and grass now fill in the empty areas. The hedge pruning has helped the grass grow and fill in the empty spots since sunlight can now get in.



South Fence trimming at building 9 and plush new walkway. No more blank spots!

Walking Deck Repairs

Walking deck resurfacing for buildings 8-360 and 12-334 are finished, and Building 6-349 deck is scheduled for April 15. New drainage openings are being installed in each walking deck, so each deck will now have 3-4 drains instead of 2 for better drainage during storms. Each walking deck will also be leveled before the resurfacing material is applied.





Replacement of Office Roof

We will be replacing the office roof (next to the pool) because of serious termite damage. The board has hired an architect to draw up plans, obtain permits and get estimates for the replacement. We are hoping to replace it this summer.



Garbage Bins Relocation

The garbage containers have been repositioned on the complex, and we discontinued the recycling program on property except for Hi 5 plastic bottles, aluminum cans and small glass bottles. The former recycling program costs had increased substantially because the recycler charged us additional fees to separate items before they were removed from the property.



Lot 1A

The Board and Lot 1A committee worked intensively with Tom Pierce, our attorney, for almost 2 years to prevent Victory from constructing a hotel on Lot 1A. Finally, on January 27, 2017, a mediation meeting was held with Victory Development. The mediation settlement will allow Kihei Kai Nani to purchase Lot 1A for \$1.5 million (about 1/2 of what Victory has invested in it). The Board sent a detailed letter to each owner explaining our decision and held 2 information meetings for owners to ask questions. Nearly 60 owners either attended or phoned in. The positive responses were overwhelming. We have also heard from other owners who could not attend the meetings. So far 86

owners have approved the purchase, and only one owner has been against it. The cost to each unit will be \$8500. We will be sending out a ballot to owners that will ask their approval for the purchase. It will also offer options for payment. We need 67% approval (121 units). Please respond quickly when your ballot arrives, as we need to complete the sale as soon as possible.

On behalf of the Board, I wish all owners a happy, healthy and prosperous 2017.

Ethel Belway,

President Kihei Kai Nani, Board of Directors



Lot 1A - 1982

Lot 1A - 2017





Kihei Kai Nani - Then and Now

Owners buying into Kihei Kai Nani back in 1969 really took a chance and must have had a good imagination because its appearance certainly has changed for the better!



Building 9



Kihei Kai Nani Overview - 1970



January Walk Around



Owners had a chance to see the property improvements on the walk around. The staff has been very busy under Johnny Johnson's leadership. He provided owners with details of work completed.



New KKN Officers Elected for 2017

In reverse order - right to left:

Ethel Belway -President

Jose Placencia - Treasurer

Andy Tickner - Vice President

Carole Eiserloh - Secretary



Landscaping Committee

Pat Hoskin, our resident landscape expert and “savior” of all old orchid plants is now Chair of the Landscaping Committee. Don’t forget to give your old plants to Debbie, in the office, or to Pat and watch them be regenerated into beautiful blooming plants again next year.



A Fond Farewell to Larry Lowery (1932-2016)

Larry Lowery, long time owner (264) and Board member, passed away on December 15. Larry had been a math and science education professor at UC Berkeley. He had received many national honors and had just completed a series of 25 picture books on science for young children. He was also an expert on Big/Little Books and had written the definitive text on them. At Kihei Kai Nani, Larry often served as President of the Board and guided us through many of the issues we have faced over the years. He contributed historical and botanical articles to the Newsletter and was known for his love of magic tricks, which he displayed to owners. He and his wife, Carol, loved KKN and were here often. Carol passed away two years ago. Larry’s daughter Diane and his grandson Spenser were his great loves, and he enjoyed traveling with Spenser in the summer. He requested we toast his memory with champagne and scatter some of his ashes in the ocean at Kamaole 2 Beach. So we know he will always be in his beloved Maui.



Important Dates

April 12: Return Lot 1A Ballot to DMI

April 20: Pool Cleaning

May 16: Walk Around

May 17: Board Meeting

October 3: Walk Around

October 4: Board Meet

Jan 23: Walk Around

Jan 24: Board Meeting

Jan 27: Owners Meeting

Carole Eiserloh, Editor

Other Owners We Lost in 2016

Gerald Berge, (112) November 2016. Our condolences to Donna.

Caroline Abbio, (265) Summer, 2016. Long time owner and board member, who focused on ADA issues.

Karen Smith, (114) Fall, 2016. Long time renter, considered KKN her home.

New Employee at KKN

Willie Saltiban has joined Kenny as part of our maintenance crew. Aloha, Willie!





PuPu Party on St. Patrick's Day

Owners gathered at the pool on St. Patrick's Day to celebrate the occasion. A good time was had by all!



Happening In Maui

Flood Closes Iao Valley Monument



The Iao Valley Park has closed indefinitely due to a huge flood there last September. Extensive cleanup and repair is ongoing. The sugarcane is gone. On December 31, 2016 The sugar mill closed for good. What will happen to the 38,000 acres of land that will be open for new crops and other products? Suggestions so far include hemp, sunflowers and corn. Organic farms and affordable housing have also been mentioned. And of course, more shopping centers! K-Mart is also closing at the end of March and Saver's, a second hand store in Kahului, closed on February 7.

The good news is Ross is coming to Kihei this Spring! The new store will be next to Safeway. Coconut Fish Market, a popular Kihei restaurant, has opened a new location at the Kamaole Shopping Center (great pancakes, I'm told), and Maui Thai Bistro also opened at the Rainbow Mall with outstanding and authentic Thai food. Highly recommended.

KKN Website Undergoing Major Changes

Be sure to check out the KKN website. New Board member, Wayne Braid, has undertaken the big job of updating our website. Check it out: kknaoao.com

