

**Kahana Ridge Homeowners Association  
Newsletter for 3rd Quarter 2004**



**Board of Directors, 2004**

Jon Benson, President  
Stanley Zajac, Vice President  
Ron Boudreaux, Treasurer  
Denton Johnson, Secretary

Directors:  
Joni Larson  
Mike Whitehead  
Don Gerbig

**MANAGING AGENT - NAI'A Properties Inc.**

As a reminder, NAI'A Properties is the new managing agent of the Kahana Ridge. Please direct issues and concerns to Deanna Schafer, 669-0402.

**MEETING SCHEDULE**

The Board of Directors will be meeting October 8, and November 12. All meetings are at 9:00 am and will be held in the Dolphin Room at the Kahana Falls Resort, located at 4260 L. Honoapiilani Rd, Lahaina, 96761.

**SPEED LIMITS and TRAFFIC SIGNS**

As the neighborhood continues to grow, so does the amount of vehicle traffic. Additionally, we still have the presence of construction vehicles, which will be a reality for several more years. With a growing resident population, it is imperative that we all support and respect all posted speed limits and traffic signs. Please keep the neighborhood safe for everyone.

**SPEED BUMPS**

The Board approved funds for and the installation process has begun on the installation of 12 new speed bumps throughout the development. We hope to have the project completed by the second week of October, culminating with the painting of all the new and pre-existing bumps within the neighborhood.

**SIGNAGE**

As an upgrade to our community, the Board has begun the process to design new signage to replace the existing signage throughout the neighborhood. This would include all stop signs, speed limit and parking signage. We are looking at our neighboring communities of Kapalua and Ka'anapali, as well as many others for ideas, and look forward to presenting a sample to the ownership in the near future. As soon as we have an "artistic rendering" of the proposed signs, we will post them on our website for review. Additionally, we have begun the process to reduce the quantity of signage throughout the neighborhood wherever possible. The "Dead End" signs that are located in each cul de sac will be removed from the existing pole. We will replace that sign with one "No Parking" sign for each cul de sac, eliminating the need for three "No Parking" signs and one "Dead End" sign /pole per cul de sac. We feel this "cleaner" look is much more appropriate for our environment without affecting the necessary communication.

**OFFICIAL WEB SITE**

***KahanaRidge.ORG*** is up and running. We plan to utilize it as a great communication tool and enhance the ability to provide information to the ownership of Kahana Ridge. Stay tuned for more updates on this exciting new addition.

**PICNIC TABLES AND BENCHES**

The Board of Directors recently approved funds for the purchase of tables and benches to be placed in the makai park (Kahana Nui Rd/Kahana Ridge Dr) and the makai corner park (Kahana Ridge Dr/Hoohui Rd) The company that supplies these products is currently too busy to consider our purchase, thus installation will be delayed indefinitely. Please refer to the website for pictures of the proposed product.

## HOUSEKEEPING ITEMS

**General Maintenance and Upkeep:** As Kahana Ridge matures and develops, the Board would like to remind everyone of their responsibilities to maintain their properties and protect the values of our homes and neighborhood. This includes, but is not limited to landscaping, cleanliness of all structures, structural soundness/integrity/aesthetics of fences and walls, painting etc. The CC&R and Landscaping Committees will continue with their walkthrough schedules and will notify all owners of issues and/or concerns related to these areas. Your usual cooperation and support of this is greatly appreciated.

**Accounting:** As a result of excess funds in our Operating Account, and in response to a recommendation made by our Managing Agent, the Board recently approved to move funds from our non-interest bearing account at First Hawaiian Bank into two separate, interest bearing CD's with Edward Jones. There is no cost to open these, no early withdrawal penalty in the event we need to access the funds and no risk to the principal amount.

**Parking:** As a reminder, we are still conducting random parking audits each week, including daytime hours. Cars parked on the street need to be against the curb and with the flow of traffic. Additionally, if there is a need for "On Street Guest Parking" or any other reason for temporary overnight parking, please notify NAI'A Properties or any Board member for authorization.

## 2005 BUDGET

The Board of Directors, at the September 12th Board meeting, approved the budget for the upcoming fiscal year. Based on current expenses and projected increases, annual dues will be raised \$10.00 per month to \$100.00.

## RENOVATIONS, ADDITIONS and ALTERATIONS

Please remember that the Architectural Design Review Committee needs to approve any and all alterations and/or additions to your existing improvements **PRIOR** to any work being done. This is covered in the CC&R Declarations Exhibit C Design Review Section D Item 1(i). This approval is required for all projects, as well as for materials being used and for the placement of any new structures, i.e. building or extending your fence or wall, widening a driveway, installing a new stairway, lanai/room additions, to name a few. The ADRC fee for additions/alterations is \$50. This fee should accompany your application.

