

**Kahana Ridge Homeowners Association
Newsletter for 1st Quarter 2005**



Board of Directors, 2004 - 2005

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.

Again, a reminder, NAI'A Properties is the managing agent for the Kahana Ridge subdivision. Please direct your written concerns or issues to the Board of Directors via Penny Munroe, Account Manager, telephone 669-0402. Nai'a Properties wish to thank the owners for taking the time to put their various requests in writing. This really helps Penny disseminate this information to the KR Board, since Kahana Ridge is not her only responsibility.

MEETING SCHEDULE

So far, only the next Board of Directors meeting on Friday, February 11, 2005 at 9:00 a.m. in the Dolphin Room at the Kahana Falls Resort located at 4260 L. Honoapiilani Rd is scheduled. The remaining meetings leading up to the Annual Meeting will be set at that time.

The Annual Owners meeting will be held on Saturday, April 9, 2005, 10:00 a.m., at the Maui Suites 1 & 2, located in the Hyatt Regency Maui.

MONTHLY DUES

As a reminder, monthly dues for 2005 have been increased to \$100.00 permonth. Please make all necessary arrangements to avoid any issues with your account status.

BYLAW CHANGES

Please, please mail in your ballot as soon as possible. So far we have received less than 50% of the ballots sent out. Not a good showing of concern for our community. If you lost your ballot, just give Nai'a Properties a call.

SPEED BUMPS

The Speed Bump project is completed throughout the development. Several owners have commented that the drag racing and speeding has been greatly reduced. We appreciate your patience during this process.

PARKING

A reminder, there is no overnight street parking(with the exception of pre-approved guest parking) allowed within the subdivision, and we commend you all for abiding by this policy. Those violators will continue to be cited and eventually towed. Another reminder is that additional parking outside the poured concrete driveway slabs is not allowed by the CC&R's. This type of parking will be cited.

SIGNAGE

New entry signs on Hoohui Road and Kahana Nui Road have been installed and outline the ownership and parking rules for Kahana Ridge. These signs are a real improvement to the entryways into our subdivision. Several of the new "No Parking" signs have been installed on both sides of Hoohui Road, and it appears that the contractor's workers are adhering to them. Mahalo. It is planned, that these same "No Parking" signs will be installed throughout Kahana Ridge in the future, as well as new similarly designed street signs. We hope to have a few samples of the new street/stop signs installed prior to the Annual Meeting in April.

Soon, we can say goodbye to the corroded leaning signs presently in place.

HO'OHUI ROAD

In our continued effort to do everything possible to protect the status of Ho'ohui Road as a private entrance to Kahana Ridge and the Villas, the Board of Directors has contacted local attorneys to discuss all of our concerns. We hope to meet with them in the coming weeks and will report on the results once we have them.

OFFICIAL WEB SITE

The Kahana Ridge web site is up and running, thanks to Denton Johnson's hard work, and the full on location is <http://www.kahanaridge.org/>. At this time the CC & R's and most all the legal documents we received with our ownership documents are on the web site. Good job Denton!

PICNIC TABLES AND BENCHES

The Board of Directors has put this project on hold and is considering the input received from several owners.

AUDITING

Board members along with our Site Manager will be doing more auditing for CC & R violations in order to have all in compliance and create a uniform landscape within our community. CC&R violations such as general, unsightly appearance, unpainted fences and walls, exposed window or central A/C units etc., will also be noted and correction notices will be sent to property owners. The CC&R and Landscaping Committees will be increasing their schedule walkthroughs in 2005 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.

HOUSEKEEPING ITEMS

General Maintenance and Upkeep: As Kahana Ridge completes its development, the Board would like to remind everyone of their responsibility to keep up their property per the CC&R's, at a minimum, and maintain the value of our homes and neighborhood. This includes, but is not limited to landscaping upkeep or maintenance, cleanliness of all structures, structural soundness/integrity/aesthetics of fences and walls, painting etc.

LONG TERM PROJECTS

The board is reviewing the overcoat (slurry) of the subdivision roads in the next two years, and repair of sidewalks in the near future.

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.

LANDSCAPING

After an extensive review effort and bid process, the Board of Directors has once again chosen Heman Landscaping to provide their services to all of our common areas and tree maintenance. Thanks to Board member Don Gerbig for compiling the information and researching this process. The new contract has a much greater emphasis on weed control, especially on the slope above the rock wall on Ho'ohui Road and the large park site in the northwest corner of the association. Additionally, the frequency of the shower tree trimming on Kahana Nui will be increased to three times annually. We have also requested for bids to improve the irrigation in some of the park sites, including re-sodding areas that were never improved upon completion of the original infrastructure.

