

Kahana Ridge Newsletter

March 2005

Homeowners Annual Meeting

April 9, 2005, 10:00 AM at the Royal Lahaina Hotel, Lanai Room. Please mark your calendars now! Individual notices have been sent to all homeowners. Please plan to attend and make your voice heard!

President Resigns To Accept New Employment

Jon Benson, one of the first builders in Kahana Ridge and our Board of Directors President for the past two years, has accepted a position with the Hyatt in Naples, Florida. Jon was Executive Chef at the Hyatt in Ka'anapali. We thank Jon for his dedicated service to Kahana Ridge. We all wish him and his family the very best with his new career move.

New Board Member Appointed

We wish to welcome Gordon Schmuhl to the Board of Directors to fill the opening left by Jon Bensons resignation and relocation. Gordon is a long time resident of Hawaii and Maui. He has served on the Board of Directors of other homeowner associations and brings his expertise to our board. Welcome aboard!

General Maintenance

Many of the first homes in Kahana Ridge are beginning to show signs of deterioration which reduces the over all appearance and property values of the sub-division. Owners are reminded they are responsible to keep their property in good condition. This includes, but is not limited to: exterior paint, water/soil stains, roofing repairs or replacement, engine oil-stained driveways, weedy yards or common areas, fronting the residence, Christmas decorations still up etc. An Association designate will be conducting periodic audits and will send correction notices to **homeowners** who are in violation. A homeowner renting property is

responsible to ensure their tenants adhere to all CC&R's. Ignored correction notices will result in fines being imposed.

We must all work together to keep our community sparkling and continue to preserve our property values.

Parking

As you are all aware, Kahana Ridge has very narrow streets and the cul-de sacs are extremely tight. The Fire Department must be able to position their equipment adjacent to a house blaze without vehicles blocking the roadway. Parking on streets or in cul-de sacs is a hazard to vehicular traffic, especially emergency vehicles. Vehicles parked overnight are to be parked in driveways or garages. Overnight parking is **NOT** allowed on lawns, common areas in front of homes, or on the street. There is no parking in cul-de sacs at anytime. Just a reminder, vehicles are subject to tow for not adhering to the CC&R's and posted parking rules.

Sign Project & Posting Garage Sale Signs Etc.

You have undoubtedly seen some of our new signs appearing in Kahana Ridge. The project is ongoing and will continue until all the old metal signs have been replaced. The positive response has been overwhelming as homeowners realize improving the overall aesthetics of the community will greatly support Kahana Ridge as being a highly desirable sub-division.

The new sign at Hoohui Rd. and Kahana Ridge Place had only been up for a week when a duct-taped lost & found sign was attached to it. Please refrain from attaching **ANYTHING** to our new community signs. Garage sale signs etc. should be staked into the ground, not attached in any manner to our Kahana Ridge signage. Staked signs are to be removed **PROMPTLY** after the sale.

Gating The Community

At the request of numerous homeowners, the Board is requesting bids for possibly gating the community at some future date. Obviously there are pros and cons to the issue. This will be an agenda item at the Annual meeting. Please come and voice your opinion.

Pulelehua & Hoohui Road

Several attorneys have been contacted in regards to the possibility of ML&P using Hoohui Road to access their Pulelehua Project scheduled Mauka of Kahana Ridge. At this time, the only way this could be accomplished is if the county

condemns Hoohui Road. It is strongly suggested that each homeowner contact the Mayor and Planning Director Mr. Mike Foley and voice your concerns.

The current Board Of Directors will continue to vigorously oppose any use of Hoohui Road as an entryway to Pulelehua.

Common Area Planting & Maintenance Reminder

Once construction is completed, the owner is responsible for the planting and maintenance of common areas adjacent their property. The Association will maintain existing trees, at the time of homeowner occupancy. Grass and trees planted by the owner, or rock landscaping, is to be maintained by the owner. It is the responsibility of the owner to insure that the owner's plants, or trees, do not disrupt the sidewalk traffic flow or uproot the sidewalk. Also, owner's plants/trees extending out over common areas, maintained by the Association, are the responsibility of the owner.

Returning Ballots

Ballots were recently sent to all homeowners to decide several very important issues. A very small percentage of the homeowners returned their ballots. It is costly to conduct a re-mail to all 288 homeowners, therefore please take a moment to vote and return your ballot. If you cannot locate the ballot please contact Penny Munroe at Nai'a Properties, phone # 808-669-2811.

Communications to the Board of Directors

Please direct **ALL** communications, i.e., complaints, suggestions, requests for construction, landscape change etc to Nai'a Properties in writing. Nai'a Properties logs all such correspondences and responses. Nai'a will contact the Board when action is needed.