

KAHANA RIDGE

NEWS LETTER DECEMBER 2005

Merry Christmas and Happy New Year

New Years Eve Fireworks

For those owners utilizing fireworks this New Years Eve, please use extra caution since there are fewer lots remaining with cleared areas. Fireworks have been known to start house fires. Don't burn down your neighbors or your own house. Please insure that you have the proper permits and kokua by cleaning up your mess. Mahalo.

Landscape Maintenance Contractors

The Board has again entertained quotations from several other landscape contractors, including our present contractor. Kahana Ridge requires that the contractor have at least a million dollars of liability insurance, which limits the bidders. The new landscape maintenance company is CUTTING EDGE MAINTENANCE, a West Maui company, who will take over the maintenance on January 1, 2006. Landscape workers will wear yellow shirts with the Cutting Edge Logo on them.

The Budget

One of the major budget increases over the previous year was the landscaping contract. Last year the budget was made prior to receiving quotations, which were 20% higher than that budgeted. Thus for the year 2005 we have been running a deficit.

Outside services, which include the Site Manager's consulting fees, have not changed from previous fees. An additional amount was allocated in the budget to possibly provide for security/parking enforcement, currently provided free by Stan Zajac, Board member.

Reserve fees increased so as to comply with state laws requiring 50% of proposed projects be funded in the reserve account. At budgeting time, this amount was insufficient to meet the requirements of the law, so it was necessary to increase our monthly fees.

Modifications/Additions or changes to the outside of the house

Reminder. Our covenants require any changes to the exterior of your house, including a new paint color, require submitting the **Owners Request Form** and a \$50 processing fee for the Architectural Design Committee to review the proposed changes. The form is available from Naia Properties or Ron Boudreaux, Site Manager.

Common Area Irrigation System Damage

Please be aware that there are irrigation pipes in the common areas between the sidewalks and the streets. Recently we have experienced damage to these pipes from parking on them. The repairs are an added cost to the association. Please use caution when driving over or parking in these areas.

Old Street Signs

The old green metal Kahana Ridge street signs will be **available on a first come first served basis** for those owners wanting one. It will be the responsibility of the requesting owner, or his agent, to remove the sign from the post in the storage area and insure the sign pile remains intact. Please call Tom Burgess at Nai'a Properties (808) 669-2869, or email him at tburgess@naiaproperties.com, or call Ron Boudreaux, Site Manager, at (808) 357-3979 to request a specific sign and make an appointment to retrieve it. Appointments not kept will result in giving the sign to the next requesting owner on the list for that sign.

Sign giveaway will end on April 15, 2006, the day of our Annual Meeting

Parking Violations and Future Towing Reminder

The August Board meeting voted to increase the enforcement efforts on overnight parking. It was decided to delay the implementation until after the holidays and implement towing after two citations **On January 1, 2006** for any vehicle parked on the street overnight having already received two or more citations since January 1, 2005.

Throckmorton Towing is the Kahana Ridge contract towing service and they can be reached at 667-2886 or at 31 Halawai Drive behind the Budget Car Rental Lot off Honoapiilani Highway. The cost to retrieve a vehicle from Throckmorton Towing ranges between \$65 - \$80.

The Villas at Kahana Ridge

The completion of the project is just around the corner. Although the Kahana Ridge Association has no legal right to dictate what is to be planted on the Lahaina side of Hoohui Road, we are strongly encouraging them to plant their Hoohui Road hillside to complement the Kahana Ridge side. Other negotiations are underway to finalize our contractual relationship with the developer.

Balloting on CC & R Changes

Balloting for the CC&R changes was completed on November 30, 2005 with a very disappointing voter participation. Owner/voter participation was less than 50% of all owners, where 75% is required for a change. The following changes failed to pass.

- 1 – Requires annual Association meetings to be held on Maui only, and nowhere else.
- 2 – Requires the Board of Directors to serve staggered terms and not all be elected every year.
- 3 – Removes an incorrect reference to the non-existent "Pualani Estates" in the bylaws.
- 4 – Proposes reducing bylaw change approval from 75% down to 40% of owners.

Board of Directors

The Association welcomes those interested in running for election at the April 15th meeting.

Meetings

Board of Directors Meetings – January 13, February 10, and March 10, 2006

Kahana Ridge Annual Meeting – April 15, 2006, Saturday, at the Royal Lahaina Hotel in Kaanapali

WEBSITE <http://kahanaridge.org>

Kahana Ridge Association, Inc.
c/o Nai'a Properties, Inc.

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