

# KAHANA RIDGE

## NEWS LETTER March 2006

**Hope to see you all at the Annual Meeting, April 15, 2006, 10:00 A.M. in the Royal Lahaina Resort Lanai Room. Coffee, juice, and pastries will be available.**

### **Reminder – Send in your “Owners Proxy” Form**

Make sure you mail in the “Owners Proxy” form with your printed name and signature on the form, whether you will be attending or not. Those attending may vote at the meeting. Those not attending may select a candidate or leave it blank, but do select and check either (a), (b), (c), or (d) at the top of the page.

Other homeowners, not listed on the proxy form, who have expressed a desire to run are Joseph Devane (Lot 70), Richard Jarman (Lot 155) and Mark Lightfoot (Lot 17). It is assumed that these homeowners will be nominated from the floor.

### **Board Member Reduction**

The Bylaws state that there shall be a minimum of three persons on the Board at all times. In the past years, and this year, we began with seven members, but due to resignations the current number of Board membership is down to five.

With the Kahana Ridge build-out close to completion, the current Board feels that a total of five impartial, sincerely involved homeowners, is more than adequate to meet the needs of Kahana Ridge. Therefore, a motion will be put forth at the Annual Meeting to reduce the Board to a total of five members. We strongly encourage all members to support this change.

### **Kahana Ridge Home Values**

As most know the current selling price for a house and lot at Kahana Ridge is over one million dollars. There currently are no homes listed for less. We should be happy that these values are as high as they are. Everyone is to be congratulated on keeping up you homes and landscaping, which are contributing factors to these values.

### **Maintenance Fees**

The recent \$20 increase in monthly maintenance fees is necessary in order to have sufficient funding for future replacement projects. Asphalt resurfacing, once build out is complete, is a major high cost project needing funding. By law we must have, in the reserves at least 50% of the cost of our projected future capital items. In comparison, monthly fees for a 2-bedroom, 2-bath unit at the Kahana Villas is \$250, double the Kahana Ridge monthly fee.

### **Old Street Signs**

We still have some of the old green metal street signs should anyone want one. If so, please call Ron Boudreaux and he will arrange to open the pump house gate so you can get one. Call Ron at 357-3979.

### **Covenant Adherence**

In order to maintain our property values, the Board is making every attempt to consistently enforce our CC& R's for which we all are responsible to comply with. Letters are sent to remind those owners that are not in compliance. As a reminder, Kahana Ridge is getting older and maintenance, such as painting may need to be addressed. Any change in paint color or new additions, need to be approved by the Architectural Design Committee, and the Owner Request Form submitted with the \$50 processing fee.

### **Speed Bumps**

Speed bumps were installed to reduce speeding. At times, trucks do speed over them as well as small vehicles. The noise, at times, might be irritating. This size of speed bump was selected so as to avoid as much vehicle harm, and noise, as possible and yet do the job of slowing traffic, which we find they do. The Board feels that the safety of children playing, and homeowners walking on the streets in the subdivision, took priority over a small amount of noise.

Please report any contractor equipment speeding or spilling material around the speed bumps to the Site Manager.

### **Irrigation Well and Sewage Pumping (Informational)**

The Association own their own irrigation water well that is utilized to irrigate all three parks and the Hoohui Road landscaping. A 200 GPM submersible pump, with an automatic controller runs about 5 hours each day in order to irrigate all these areas. In addition, there is a cesspool, and booster pump that pumps our sewage up and into the county system. A backup emergency generator is in place that can be put to use when ME power is down. Both of these pump systems use an extensive amount of electricity on a daily basis.

### **Development of Hoohui Road – Kahana Ridge Parks**

Several owners have suggested that Kahana Ridge Association look into the possibility of selling or developing the park lots at the top of Hoohui Road at Kahana Ridge Drive abutting the pineapple fields. This might further guarantee no passage would be granted to the Pulelehua Development through our subdivision. Please feel free to express your opinion to the Board via Tom at Nai'a Properties.

### **Nai'a Homeowner Contact and Emergency Contact**

We ask that all homeowner contacts to the Board be through Tom Burgess at Nai'a Properties, 669-2869 and in writing, or in emergencies, Ron Boudreaux our Site Manager at 357-3979 . Tom distributes all correspondence and email to all Board members. We do not depend on individual Board members to distribute email or letters to the other Board members. This is Tom's responsibility, and he does it well.

**KAHANA RIDGE WEBSITE**  
***<http://kahanaridge.org/>***

Currently our Website has the CC & R's, the Bylaws, Newsletters, and the Current Annual Report (2005) posted on it.

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