

KAHANA RIDGE

NEWS LETTER

JUNE 2006

Kahana Ridge CC&R's

Kahana Ridge is governed by By-Laws and CC&R's established to provide the owners of Kahana Ridge with the assurance that their community will remain one of the most attractive communities on Maui in which to reside. You received or should have received a set of Kahana Ridge By-Laws and CC&R's in your escrow packet when you purchased your property. If you have misplaced your copy, they are posted on our web site at "kahanaridge.org". You also may request a printed copy from Nai'a Properties. Your cooperation in abiding by the CC&R's is greatly appreciated and absolutely necessary to keep Kahana Ridge subdivision the "Gem of West Maui".

You, as an owner, are responsible to be familiar with, and to adhere to the CC&R's of Kahana Ridge. Violations may include a letter, fines, and even a lien, and possibly foreclosure, which are legal means available to the Association Inc. for repeated CC&R violations, or failure to correct violation(s) and/or failure to pay fines.

More on Parking

Please be aware that Kahana Ridge CC&R's state that there is no parking allowed on any street in the Kahana Ridge Subdivision, day or night. The reason is so that emergency vehicles will have access at all times and the street not be blocked. If, at times, you must temporarily park on the street, please use extreme caution and minimized the time that your vehicle is parked on the street. It is understood that contractors and their crew's park on the street, and also understood that it is a temporary situation, not permanent, and the vehicle owner is available to move the vehicle, if needed.

New Speed Limits Within Kahana Ridge

Speeding on our roads continues to be a problem and it is only a matter of time before we have an accident. The Board voted in the May 12, 2006 meeting to reduce the speed limit down from 25 MPH to 20 MPH. New signs will be installed soon. A committee was formed to evaluate methods of insuring the 20 MPH limit is adhered to, including the possibility adding more speed bumps to maintain public safety within our community.

Letter to ML & P

The Board has written a letter to Maui Land & Pineapple to reconfirm that they have no desire to use the Kahana Ridge Association's Hoohui Road as an entry road to Pulelehua. A letter was written in 2004, but the current Board felt this should be restated by ML & P.

Upper Park New Fence

Due to the constant damage to the lawn from motorcycle traffic over the upper park grass area into the pineapple fields, the Board is having a 5 Ft high green chain link fence installed across the entire upper park boundary between the upper Kahana Ridge and the pineapple fields to prevent the park from becoming a pineapple field road.

Repainting of Houses

Please be aware that several homes in Kahana Ridge currently do not meet the CC&R guidelines of being painted an "earth tone" color, and at the time the home is to be repainted, the owner will have to choose an earth tone color approved by the Architectural Design Committee prior to the repainting. If Kahana Ridge owners wish to change the CC&R guidelines on house colors, it will have to be approved by two-thirds of the owners. We also want to point out that the Board is trying to be fair and consistent in the enforcement of the CC&R's, realizing that some problems we now face are due to a lack of fair and consistent enforcement in the past. When changing house colors, don't forget to fill out the Owner Request form and submit the \$50 review fee to the Architectural Design Committee for approval.

Rental Violations of Covenants

The Covenants state that our subdivision is a family style development. This same family rental is also covered in our county zoning. Boarding house type, or room rentals, are not allowed by our covenants. The County residential zoning laws do not allow this either. The Association is in the process of pursuing several of these type rentals that are in violation of our covenants. Extremely heavy fines may result to owners allowing these type rentals. If you are renting your house or anticipate renting, and are unsure if your rental/lease may be in violation of the CC&R's, please call the Site Manager for clarification at (808) 357-3979.

Site Manager Change

In June of 2005 Ms. Joni Larson, our Site Manager resigned to pursue other interests. Please be aware that our **current Site Manager** is Ron Boudreaux, Cell phone No. (808) 357-3979. All design review packages, or new construction approvals are to be submitted to him or Tom at Nai'a for review by the Architectural Design Committee.

2006 Board Meeting Schedule

The Board is meeting every other month this year. The scheduled meetings will be held at noon in the Dolphin Room of the Kahana Falls Condominium on **July 14**, **September 15**, and **November 17**.

In 2007, the meeting days are **January 12**, **March 9**, and the **Annual Meeting on April 21, 2007**

Website Update

Please be patient, we are in the process of hiring a firm to assist us with our website updates. The Administrative Rules were updated May 12, 2006 and will soon be posted with this Newsletter, on our website at Kahanaridge.org.

Owner Questions or Inquiries

Please contact Tom Burgess, Kahana Ridge Account Manager, at Nai'a Properties (808) 669-2869 or Email tburgess@naiaproperties.com. Or call Ron Boudreaux, Site Manager, at (808) 357-3979.

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