

KAHANA RIDGE

NEWS LETTER

<http://kahanaridge.org/>.

SEPTEMBER 2006

Third Quarter 2006

Landscape Maintenance

As homeowners, we are obligated to maintain the common areas adjacent to our homes. This includes the parkways adjacent to your home. The Association maintains those trees planted by the developer. Trees not planted by the developer are to be maintained by the lot owner that planted them.

Undeveloped Lot Maintenance

As a courtesy, the Association has the Site Manager inspect vacant lots for excessive weed growth, and schedules weed mowing when needed. The owner is billed at cost for this service. Weeds grow at different rates depending on rainfall, so the interval between mowing will differ. Should any owner wish to maintain their own lot, please call Nai'a Properties accounting department and inform them.

The Villas at Kahana Ridge

The Board has written to the Villas at Kahana Ridge inquiring of their plans to landscape their hillside on Hoohui Road. We will keep you posted regarding any response we may receive. The Villas pay Kahana Ridge Association for a portion of the maintenance of Hoohui Road. Such as the painting of on-road traffic signs.

House Rules Updated

The HOUSE RULES COVENANT ENFORCEMENT and ADMINISTRATIVE RULES MANUAL was updated at the September 15, 2006 Board meeting. Sections 3.15 Landscaping, and Section 3.16 Signs, now include enforcement fines. Please call Naia Properties at 669-2869 should you want a copy of the current updated rules sent to you free of charge or See *website* - <http://kahanaridge.org/>.

Kahana Ridge Update

Kahana Ridge, as of this writing have 26 undeveloped lots and 14 lots/homes are still under construction. Total number of houses for sale in our subdivision is ranging between 12 and 15 homes.

Speeding

We ask you to please watch your speed while in Kahana Ridge. As you know we do not have continuous sidewalks and many times children and/or adults are forced to walk in the street. Drivers should be aware and watch out for pedestrians and small children at all times.

Asphalt Seal Coating of Streets Scheduled for 2007

The Board reviewed the need for asphalt seal coating versus repaving with several asphalt experts. It was determined, based on our current asphalt decomposition, that this would be the ideal time to seal coat before additional decomposition occurred and required repaving, which, at today's cost, would be just over \$500,000 compared to an 8–10 year seal coating life for \$125,000 (2006) which includes repainting of traffic lines and markers. We have locked-in this years price for next year (2007), before oil prices increase again. Estimated application date is late April or May. Be prepared for at least two days of parking away from your home. **Lots of advanced notifications will be provided..**

Six Dollar Monthly Maintenance Fee Increase in 2007

With the asphalt Seal Coating project in 2007 we find that our reserves are insufficient according to state law. In order to do the Seal Coating in 2007, before the conditions of our streets become prohibitive for this type of reduced maintenance, we must increase the monthly fees by \$6 per month. This is still considerably less than our neighbors, the Villas at Kahana Ridge, who pay as much as \$250 per month, and without a swimming pool.

Interested Board Members

It is never too soon to consider running for the Board of Directors. Since we must all run for election or re-election every single year, we are always interested in new candidates that might be interested in serving for a year or so. Should you be interested in running next **April 21, 2007** please let Nai'a Properties or a current Board member know.

Coqui Frog Update

Two investigators from the Maui Invasive Species Committee (MISC) were out the evening of September 13th to search for Coqui frogs in and around Kahana Ridge subdivision. No Coqui frogs were found. Owners are asked to keep an ear/eye out for this noisy critter. Should you suspect the presence of the frog in your yard or an adjacent area call MISC at 573-6472 and report it. Information on the **Coqui frogs** is on our website. See <http://kahanaridge.org/>.

Street Light Conversion

In August, when our electrical costs were beginning to sky rocket, the Board looked at the possibility of changing our current street lights to a bulb with less wattage. The roughly estimated cost provided for each pole was about \$350 for a new transformer, \$40 for a new bulb, and the labor of changing out the old for the new. Total cost to change all our street lights was estimated to be close to \$30,000. The Board decided that the savings in electricity would not be sufficient to warrant the cost at this time.

Check the Website

For the current Newsletter and/or the current HOUSE RULES COVENANT ENFORCEMENT and ADMINISTRATIVE RULES MANUAL please check our Website at <http://kahanaridge.org/>.