

KAHANA RIDGE

NEWSLETTER DECEMBER 2006

<http://kahanaridge.org/>.

MERRY CHRISTMAS

Fourth Quarter 2006

IMPORTANT MESSAGE

EFFECTIVE JANUARY 1, 2007 WE WILL HAVE A NEW PROPERTY MANAGEMENT COMPANY. THE COMPANY IS:

DESTINATION MAUI, INC.

Or just "DMI"

841 Alua Street, Suite 102

Wailuku, HI 96793-1443

Telephone (808) 244-9021 FAX (808) 243-9883

Email - dmi@destinationmaui.net

Website - www.destinationmaui.net

For those owners utilizing payment books or coupons, that have not been received, please contact DMI at the above telephone number and ask about your new book or coupons. If you have automatic withdrawal, be sure to fill out the form and send it in.

House Painting Colors

Any changes in color must be approved. Please call the Site Manager or the property management company for the form. There is a \$50 fee that must accompany the form for Architectural Design Committee review and approval. Keep in mind that the CC & R's require earth-tone colors.

House Rules Updated November 17, 2006

House Rule 3.16, Signs – Enforcement. Enforcement now includes fines.

Administrative Rule 14 – Non-Resident Owner Rentals asks that all non-resident property owners, renting within Kahana Ridge to provide the name, address, and the telephone number of the Maui Resident Property Manager to the Kahana Ridge Property Management Company (DMI). This information is vital to have during emergencies, such as, fire, flooding, power outages, earthquakes, or even tidal waves.

Administrative Rule 15 – Owner List Distribution was put in place to reduce potential identity theft, prohibits the distribution of the entire Kahana Ridge owners list unless, by law, it is for the purpose of soliciting votes, or proxies. Or for the purpose of providing named specific information to other owners with respect to Association matters. The homeowners list will be available for viewing at all Annual Meetings, but not for distribution.

Additional Information

All of the current "HOUSE RULES COVENANT ENFORCEMENT and ADMINISTRATIVE RULES MANUAL's are available on our website at www.kahanaridge.org. If you wish to have a copy (all 29 pages) you may call Nai'a Properties 669-2869 (until December 31st and after January 1st call DMI at 244-9021 for a copy.

Sewage Pumping Facility Maintenance

Recently we nearly had an overflow due to a malfunction in the pump sump floats and the telephone warning system failed to provide a warning. Valley Isle Pumping Co. were promptly called and corrected the problem. The pumps, floats and warning system are being checked out and any required maintenance is being done.

It appears that some homes may have their roof drains hooked into the sewer system. This is evident from the increased pumping that occurs during rainy periods. Street drains are not part of the sewage system. Hooking into the county sewer system is a violation of the county code. Should anyone know of their drains being hooked into our sewer system, you must correct it.

No Parking in Common Areas

Please be aware that most of the Kahana Ridge common areas, the parkways in particular, have buried irrigation piping. Damage to the system from parking vehicles on these pipes is an unnecessary expense to the Association. Please do not park in these areas.

Speeding

We thank you all for your kokua in complying with our new 20 MPH speed limit within Kahana Ridge, the same as Maui County residential zoning. The Site Manager is being asked to continually monitor speeders, and to contact the homeowner where the vehicle is parked to inform them of a violation.

Interested In Being a Board Member?

Those homeowners interested are asked to contact any current Board member for assistance in getting your name on the ballot prior to the Annual meeting. More in the March newsletter.

REMINDER - Asphalt Seal Coating of Streets Scheduled for 2007

Estimated application date is still in late April or May. Be prepared for at least two days of parking away from your home. **We will be keeping you informed.**

Next Board Meeting – Noon, January 12, 2007

The next Board of Directors meeting with our new property management company, Destination Maui, Inc. will be at the **Maui Brewing Company** (Formerly Fish & Game Restaurant) banquet room in the Kahana Shopping Center, at **Noon, on Friday, January 12, 2007.**

Annual Meeting

The Annual Meeting on April 21, 2007 will be at the Hyatt Regency Maui Resort and Spa, with registration beginning at 9:00 a.m. and the meeting at 10:00 a.m. Refreshments will be served...

Kahana Ridge Update

As of this writing, we have **26 undeveloped lots** and **14 new homes under construction.**