

# KAHANA RIDGE

## NEWS LETTER - MARCH 2007

First Quarter 2007

<http://kahanaridge.org/>.

### **IMPORTANT MESSAGE**

#### **MAIL IN YOUR PROXY VOTE TODAY**

**Annual Meeting – Saturday April 21, 2007 @ 10:00 a.m.  
Hyatt Regency Resort and Spa – Kaanapali  
In the Lower Level Conference Rooms**

#### **New Site Manager**

Effective February 1, 2007, we have retained the services of Gary George as Site Manager upon the retirement of Ron Boudreau. Gary has extensive business experience in sporting goods and insurance, plus the fact that he was on the Redlands, CA city council for several years. He also teaches part-time at MCC. The Board welcomes Gary and we wish Ron all the best in his second retirement.

#### **Fence Policy - House Rules Update – March 9, 2007**

The Board approved grandfathering in, as currently approved, all unfinished wood and white vinyl fences within Kahana Ridge as of March 9, 2007.

The Board adopted the following House Rule policy to bring these fences into compliance with the CC & R's over time.

#### **Fence Maintenance Policy Effective March 9, 2007**

At such time that those grandfathered-in fences, not meeting the CC & R's design criteria, require maintenance, or rebuilding, such maintenance or rebuilding shall include bringing those fences into compliance with the CC & R design standards.

Fence maintenance shall include, cleaning of vinyl fences, painting or re-staining finished and unfinished wood, or rebuilding the fence and applying an approved paint or stain color. Vinyl fences must be kept clean and replacement will not be required unless deterioration indicates a need.

After maintenance and/or rebuilding, all unfinished wood fences and new fences must meet the CC & R requirements under Exhibit C Design Standards, ARCHITECTURAL AND BUILDING STANDARDS, Section 5, Fences and Walls. Please note, the CC & R's do not allow for unpainted or untreated wood fences. Owners having unpainted fences needing repair/maintenance will be receiving letters.

If you wish to have a copy (all 29 pages) of the House Rules, just call Destination Maui, Inc. at 244-9021, in Wailuku for a copy. Or check our website [www.kahanaridge.org](http://www.kahanaridge.org).

#### **Interested In Being a Board Member?**

Those homeowners interested, please fill out your nomination papers that arrived with your proxy. If unable to attend the Annual Meeting, please, please mail in your proxy ASAP.

### **Asphalt Seal Coating of Streets - Scheduled For May 21 thru June 1, 2007.**

Asphalt seal coating will begin Monday, May 21, 2007. Total time for completion is estimated to be two (2) weeks, excluding weekends. Material application will be on ½ of a street at one time. Walking on the newly applied coating can be done 2 – 3 hours after. Driving on the seal coat is not permissible for 24 hours after application. Any sooner may track liquid asphalt onto your driveway. A street work schedule map will be provided to all owner/renters.

Owners are requested to turn off front yard sprinklers during the application time period.

### **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 the trees planted by the developer in the common areas. Please do not take it upon yourself to trim it. Call Gary George our Site Manager at 250-4384, if you have a problem.

### **Parks and Pets**

We all enjoy pets and many of our new neighbors to the South feel the same. Most all of our owners are very conscientious about cleaning up after their pets, but others sometimes forget since the property is not theirs to be concerned with. Feel free to thank those visitors with pets who carry plastic bags, and remind those that don't, that the Kahana Ridge owners appreciate them picking up after their pets. Politely, of course.

### **Speeding and Electric Scooters**

Thank you all for being extra careful and utilizing caution when driving within Kahana Ridge. Currently, we are experiencing the use of skate boards and small electric motor scooters operated by young children. The CC & R's do not allow anything other than licensed vehicles on our streets. The parents of young scooter operators are advised to caution their children to ride their scooter on the sidewalks and when crossing streets, the scooter operator must stop first, and look both ways, before crossing. Several owners have witnessed some frightening near misses with these operators.

### **Kahana Ridge Update**

Kahana Ridge, as of this writing, have **26** undeveloped lots, **14** homes under construction, **12** built homes for sale and **6** undeveloped lots for sale.

### **Architectural Design Review forms for New Construction**

For new builders, the complete design review package will soon be available on the Kahana Ridge website.

### **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/>.

Hope to see you all at the Annual Meeting, Saturday..April 21<sup>st</sup>. Refreshments and pastries will be served.