

# KAHANA RIDGE

## NEWS LETTER

<http://kahanaridge.org/>.

**SEPTEMBER 2007**

Third Quarter 2007

### **Budget Update**

We are slightly over budget to date due to some non-planned expenses. Our Annual Meeting, having to be held twice, cost an extra \$3000. The first meeting did not have a quorum and it was necessary to hold a second meeting in order to achieve a quorum.

This is certainly a lesson learned, and good reason to send in your proxy vote, even if you plan on attending. We must have 50%+ of all owners sending in a proxy so that we can meet the quorum requirements.

Other unplanned expenses were the subdivision tree trimming, the removal of the dead and fallen Wiliwili trees along the highway, and an unplanned sewer pump repair.

### **NEW PAYMENT POLICY EXPLAINED – Administrative Rule 3B Adopted June 8, 2007**

In summary, in the collection of delinquent payments, when less than the full amount owed is received, the Association will apply the monies in the following order: 1. Attorney Fees, 2. Fines, 3. Late Fees, 4. Expenses, and then 5. Common area assessments (maintenance fees etc.

### **Example**

*You owe your monthly maintenance fee of \$128.00, and in addition you owe a \$40.00 late fee from last month, and a \$100 fine for a CC & R violation, and attorney fees of \$250 charged for producing a "Demand Letter". The order of payment, as stated above and in our House Administrative Rule 88-880 provides that No. 1 the attorney fees of \$250 are deducted first, then No. 2, the fine of \$100 gets deducted next, then No. 3, the late fee of \$40 is next, and the any expenses then the monthly common area assessment is deducted.*

*Please be aware that if your account is in arrears because of fines and/or legal fees, you may soon find your account showing a balance due on Association fees.*

*Payments that come in, whether it is for a monthly or annually association dues, will first be used to pay off any legal fees, or outstanding fines, and then monthly association dues. Only after these obligations have been satisfied will any monies be applied to the payment of your monthly association dues.*

### **Please Kokua**

The dumpster at the lower park is specifically for the landscape maintenance company green waste, and not for any other municipal waste. It is part of our contract. This dumpster is not for use by individual owners. Owners have County waste disposal service pick up curbside. Utilizing the landscaper's dumpster increases the cost to all the other owners not using it.

### **Graffiti**

We have recently experienced the graffiti in the form of decals on some KR light poles. It cost the Association over \$80 to get it removed. Should you observe anyone applying graffiti of any kind on Association property, get a vehicle license number or a photo, and call the Site Manager with the information. The Maui Police Department are documenting these occurrences. Feel free to call the Police Dept. at 244-6400 and report it.

Or call Maui Crime Stoppers hotline at 242-6966 and report it. Maui Crime Stoppers pay cash rewards of up to \$1000.00 for information leading to the arrest and indictment of offenders.

### **Parking On Vacant Lots**

Please do not park your vehicles or allow your guests to park on any vacant lot. It will be assumed that it is trespassing and the vehicle may be towed at the owner's expense. If you need to **temporarily** park a vehicle on the street, please notify the Site Manager in advance of doing so for permission.

### **Absentee owners – Please Kokua**

Please let DMI know who your Maui island Property Manager is. In an emergency, the Site Manager and/or Destination Maui will have someone to contact should your house or property be in danger of damage from inclement weather or other problems.

### **Maui Island Drought**

As most know, areas of Maui are under severe drought conditions. Lack of rainfall is seriously affecting our water supplies. Please consider reducing your lawn and yard irrigation if at all possible. Setting your irrigation system to only irrigate during night time gives you more water on the plant. Daytime irrigation losses are as much as 25 – 30% of what is applied, since the daytime sunlight will evaporate the water off the leaves that was just applied.

Try set your irrigation system to irrigate only 3 or 4 days a week, instead of every day. This will force the plant to develop a larger root system that will grow deeper into the soil looking for water. And, a larger deeper root system will aid the plant to survive better in drought conditions, and with less water.

### **Replacement of Street Lamps**

The Association owns seventy-two street lights. These lights burn out from time to time. The electrical contractor charges almost \$400 just to bring his equipment to Kahana for bulb replacement. The Association attempts to spread this cost over several lights, rather than just one light, by waiting for several lights needing replacement. If the light adjacent to your home has burned out, please be patient, it will be changed along with several others.