

KAHANA RIDGE

NEWS LETTER

<http://kahanaridge.org/>.

MARCH 2008

First Quarter 2008

IMPORTANT MESSAGE

MAIL IN YOUR PROXY VOTE TODAY

**Annual Meeting – Saturday April 19, 2008 @ 10:00 a.m.
Sheraton Maui Resort – Kaanapali
In the Lower Level Conference Rooms**

April 19, 2008 Annual Meeting Proxy Return Prize

Last year, when we did not receive enough proxies to conduct our April Annual Meeting, it cost the Association an additional \$2000 to hold a second Annual meeting in May.

This year there will be a drawing for those owners returning their proxy. A First Prize drawing for \$200, for early return by March 19th. A second prize drawing for \$100 for all those who return their signed proxy by April 17th, will be conducted at the Annual meeting. The contest and prizes will be further clarified in the proxy mailing beginning February 29th.

Proxy Signing and Lot Ownership

If you are not sure of your correct ownership name, use the name on the proxy envelope you received.

Delinquency Collection Policy

It has become necessary to establish a formal policy or protocol for collection of delinquent amounts due the Association. The Board, assisted by DMI, has established the following steps in collection of delinquent amounts. Delinquent Notifications and Procedures with estimated owner costs* are listed below. See the website for the Delinquency Flow Chart.

Step 1 - First late statement with \$40 late Fee

Step 2 - Second late statement (46 Days) with another \$40 late fee

Step 3 - Demand letter for payment within 30 days and attorney fees (Approx \$250*)

Step 4 - Court Action – costing as much as \$1000*+

Garage Doors

We are experiencing an increasing number of late night and early morning open garage doors within Kahana Ridge. **A reminder:** leaving your garage door open all night only invites theft. Thieves are sure to seize on these opportunities.

The Bad News Items

We have had an attempted burglary where sliding glass doors were broken open, during January of this year. Please be reminded to keep your gates, garages, and doors locked when away from home. If this happens to you, please call the police and make a report.

While walking their dog within the subdivision, residents were attacked by another resident's unfettered dog. This is a serious violation of our CC & R's and the County code and will not be tolerated. The Association will do everything in its power to see that this kind of activity does not re-occur.

Pine Field Firebreak

The Association has written to Maui Land & Pine requesting the establishment of a fire-break area behind those homes located on Kahana Ridge Dr. and Kahana Ridge Place, before the summer fire season. Maui Pine is willing to do this, and has asked that owners storing materials on Maui Pine property above the Norfolk Island Pine trees to please remove those items.

Bylaw Change

As most know, it takes a 75% vote of owners to change the Bylaws. The current Board would like to change the terms of office to staggered terms. The same term length of one year remains, if approved, the Board member terms of office will be staggered so that ½ are elected each year.

With the current seven Board members this would work out to 47% elected one year and 53% elected next year. This change would insure that the Board would be manned with some members knowledgeable enough to provide continuity with Association and management company procedures.

Overnight Street Parking

The predominant reason overnight street parking is tightly controlled is because our streets are so narrow. If allowed, emergency vehicles such as police, ambulances and fire trucks might be prevented access when needed.

Barking dogs

We know that it is difficult to control 100% of the time, but The Board does appreciate all the efforts being made by pet owners to reduce and/or eliminate their dogs barking. We appreciate it if owners of rentals would pass this on to their tenants.

Repainting of Street Lines

Board member, Stan Zajac is coordinating the repainting of certain street lines that seem to have peeled off. This may have been due to repainting too soon after the coating was applied. Needless to say, Sonny Vicks Paving is making good on their work.

Kahana Ridge Contact Information

The management company and the Board may all be contacted by email through our website (<http://kahanaridge.org/>) or call Diane Grogan our Property Manager at Destination Maui, at 244-9021 or Gary George, Kahana Ridge Site Manager, 250-4384 for any clarifications.