

KAHANA RIDGE

NEWS LETTER

JUNE 2009

Second Quarter 2009

REMINDERS

ANNUAL MEETING 2010 will be on SATURDAY APRIL 24, 2010, registration at 9:00 a.m.

- Night security continues to log open garage doors. Remember, open garage doors invite theft of your property and possibly your neighbors, or both.
- Please do not put your coffee cups and sandwich wrappers in the doggy bag station disposal unit. This unit is made especially for premium grade dog excrement.
- Parkway landscape maintenance is the lot owners responsibility. Tell your landscaping service that the parkway, the area between the curb and the sidewalk, is part of your landscaping maintenance.
- School is out. Be extra alert to children playing and crossing the streets
- Sadly, we must announce that our door-to door recycler, Lahaina Curbside Recycling announced they are going out of business. Hopefully we can find another service and will keep everyone informed, if we do find someone willing to service Kahana Ridge.
- Overnight Parking Violators having two prior violations will be either towed or wheel locked on a third violation within the previous 12 month period. WARNING: This is a very costly thing to undo.
- A "Dog Barking" prevention packet is available on the Kahana Ridge website - <http://kahanaridge.org/> under "Reference Guide", or the Maui Humane Society www.mauihumanesociety.org.

News Items

Bylaw Change Status @ 51%

There is still time for those who have not voted for or against the change to the Bylaws creating staggered terms of office for the Directors. The current method of electing all the Directors every year could create instability and diminish continuity in management of the Association should all Directors (100%) be newly elected to the Board. Owners have been mailed a ballot on several occasions for this Bylaw change which includes two year terms of office. We **need 75%** of all owners to vote for this change. **PLEASE VOTE BY RETURNING YOUR BALLOT FOR THIS SIMPLE CHANGE.**

Homeowner Foreclosures

It is a sad situation that some owners have had to suffer under foreclosure actions. Our thoughts are with them. To date there are approximately ten homes in the subdivision in various states of foreclosure. Hopefully our resident realtors within the subdivision can find us some new owners for these homes. If you have a prospective buyer, contact one of our KR resident real estate sales persons.

Street/Stop Sign Maintenance

Stan Zajac is currently updating the wooden street and stop sign inventory in order to evaluate future maintenance requirements.

Pineapple Field Firebreak – Maui Land & Pineapple has graciously offered to install another firebreak to prevent a brush fire from threatening the Kahana Ridge **homes backing Kahana Ridge Place, and Kahana Ridge Drive** on the lots backing the mauka pineapple field within the next month. ML & P will be mowing the area. Kahana residents will be provided ample notice, in order that they may close their windows and doors during this one day operation.

Protection of Views

A reminder. The CC & R's do not allow us owners protection of views from our lots. A home can legally be built in front of our home blocking our view of the ocean etc. However, we should try and consider our neighbors view when managing and maintaining our landscaping.

House Rule Updated with Changes To Sections 3.03 February 13, 2009

House Rule - Section 3.03 Vehicles and Parking A reduction in paper violation forms has been revised in the House Rules and is reflected in the 6/12/09 updated House rules. This change will be posted on the website.

Dog Park Installation

In the June 12th Board meeting it was decided to postpone any activities in regards to the establishment of a Dog Park within the Kahana Ridge lower park. At this time the County rules concerning dog parks are not promulgated. Indications are that the following requirements are being considered: a 5 ft fence, ADA compliance, trees, benches, paved walkway to and from the park, and lighting. The Association would be required to maintain such a park, if installed.

Satellite Dishes

The CC & R's do not allow satellite dishes. However Federal law overruled the CC & R's, stating that it is unlawful to prohibit, restrict, or impair the installation, maintenance or use of antennas used to receive video programming. In spite of this, the Association can and does restrict the satellite size to no more that one meter (39.37 inches) in diameter and the location of the satellite dish. Please see or call the Site Manager prior to installing a satellite dish.

Garage Sale signs

The CC & R's do not allow for any signs except real estate/builder signs to be utilized within Kahana Ridge. The Association overlooks the use of temporary Garage Sale signs, but is concerned with the prompt removal after the sale is completed. Those signs not being promptly removed can subject the owner to a CC & R/House Rule violation.

Website Update

This June 2009 NEWSLETTER will be posted on the Website with the updated June 12, 2009 updated HOUSE RULES. The Kahana Ridge website is <http://kahanaridge.org/>.