

# KAHANA RIDGE

## NEWS LETTER SEPTEMBER 2009 Third Quarter 2009

### REMINDERS

**2010 Annual Meeting** – Will be on Saturday, April 24, 2010 @10:00 A.M. at the **NAPILI KAI BEACH RESORT** in Napili. Registration begins at 9:00 A.M.

**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.

### NEWS ITEMS

#### Real Estate

Like most other Maui locations, Kahana Ridge has had its share of “Foreclosures” At the current time there are 24 houses for sale, some of which are foreclosures, and 4 vacant lots. Some are priced under market value. Should you, or a friend, be interested in purchasing property within our subdivision contact one of our Kahana Ridge homeowner realtors who are most knowledgeable about Kahana Ridge. This newsletter has a subdivision map on page 2 showing the houses a lots currently for sale.

#### Collection of Debts

The Association has been forced to use the services of Maui Collection Agency to seek assistance in collecting monthly owner fees that are in arrears. The Board will be seeking changes in our CC & R's and Bylaws to better facilitate future collections.

#### Future Expenditures

The Board, with the economic downturn in mind, is evaluating the postponement of certain capital projects until there is an upturn in the economy.

#### Surge Protector

The Association recently installed a surge protector for our street light system due to a recent Maui Electric power outage that cost the Association several thousand dollars to repair all the damaged street lights. This will not happen again. Homeowners might consider a surge protector for the home.

#### 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.**

#### Website Update

This current September 2009 NEWSLETTER will be posted at <http://kahanaridge.org/>.

