

KAHANA RIDGE

NEWS LETTER

December 2010

Fourth Quarter 2010

Association Monthly Dues

The good news. You may have noticed that there has been **NO INCREASE** in your monthly fees. The Board has maintained a reduction in reserves, and we still have sufficient funds for unexpected items. Your board has done this in spite of the fact that Valley Isle Pumping increased their fees and the tree trimming company passed on an increase to offset their higher disposal fees at the landfill. "Fortunately, our highest cost contractor, Cutting Edge landscape services, has a five year contract based on the Consumer Price Index, which has been relatively flat. And there have not been any other consultant fee increases.

Payment Plan

The Board and Destination Maui have designed a payment plan for certain qualified owner's who may need a little financial help in these trying times. Inquiries should be directed through our Property Manager at Destination Maui.

Stop Sign Installation – Kahana Ridge Place and Hoohui Road facing Lahaina

To better insure the potential accident are as preventable as possible, the Board has decided to install a STOP sign in the parkway adjacent to the upper park. The sign will face in the Lahaina direction so that those approaching the intersection on Kahana Ridge Place will stop.

Mr. Zajac's traffic survey of July 2010 indicated this area has a high potential for an accident and an added stop sign would offer protection for those coming from the Lahaina direction on Kahana Ridge Place approaching Hoohui Road.

Dog Park

The Association has been approached in regards to the installation of a dog park in one of our parks. Recent changes in the Maui County ordinances allow for "Dog Parks" in certain conditions based on the new ordinances. Dog parks are now allowed under Maui County Code Subsection D – Regulation of Animals under Ordinance 13.04.049, and in Chapter 10-105 - Rules For Dog Parks

The Board is considering a presentation and a vote at the Annual Meeting, after all the facts are available. The parks are owned by the Association, and mandated by the County to maintain them. See Declaration of Conditions Concerning Dedication to Park Use on the Kahana Ridge website

On related issues. The Association, in an attempt to reduce dog waste within the lower park, two years ago, installed a bag supplier for dog owners to dispose of their dogs' droppings. So far the Association's bag cost has average \$701 a year for this provided service, with the landscape maintenance service emptying the full bags left in the dispenser container at no charge.

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Doggie Bag Dispenser

Please do not dispose of your lunch wrappers, coffee cups, drink containers, etc in the "Doggie Bag" dispenser. Take them home. The dispenser is a provided service for dog waste for the dog owners.

Trash

Section 3.09, Refuse and Building Materials, in our CC & R's, states that all trash, garbage and other waste shall not be kept on any property, except in sanitary containers, **and stored inside the dwelling or the garage and not visible from any street or other Property.**

Recently we are having a rash of unsightly bags of rubbish and trash cans in driveways or adjacent to garages and very visible from the street. Please abide by our CC & R's and store your trash cans in a non-visible location until set out for County pick up.

The board is working very hard to maintain the visual appeal of the subdivision so that new owners will find our subdivision to be a good investment if buying on foreclosure/short sale properties as they come on the market. This allows the Association to turn a drag on the Association into a performing asset.

Spilled Paint

Please use precautions with paint disposal in your trash. It is a violation of the state hazardous waste laws to dispose of liquid paint in your trash. Many times these paint cans are crushed by the trucks' compactor and then liquid paint is spilled on our streets. If tracked back to the house, the owner could be charged for this violation of the law, and for the clean up of the subdivision street.

Real Estate Sales Status

There are currently seven homes and three vacant lots for sale within the subdivision. Ten properties/homes have been sold year-to-date in 2010. Four of the seven listed homes not yet sold, are in some stage of foreclosure or short sale process. Short Sale being defined as "the sale of a house for less than what the owner still owes on the mortgage". At this time there are 15 homes listed as being in some sort of foreclosure, but not all are listed for sale.

Reminders

Anytime a streetlight burns out or ceases to function for some reason, the Site Manager records it and sets it up for repair maintenance. Repair service is called when we have three or more needed repairs unless there is a safety issue. The electrical service charges the Association a \$600 service charge just to show up, plus repair parts. It is therefore not cost effective to replace/repair lighting fixtures one at a time, and better to group them.

Website - <http://kahanaridge.org/>

The Newsletter and any updated House Rules are to be posted on the website.