

KAHANA RIDGE

NEWS LETTER

March 2011

First Quarter 2011

Association Monthly Dues

The good news. You may have noticed that there has been **NO INCREASE** in your monthly fees. The Board has made a reduction in the monthly contribution to the reserves, since they are now funded at 72%, which is 22% above the percentage required by law. We still have sufficient funds for unexpected items. We had no increases this year from Destination Maui Inc., our management company. There have been only slight increases in pump services, and tree trimming costs. Our landscape maintenance company, Cutting Edge Maintenance is honoring a five year contract based on the Consumer Price Index, which has been relatively flat. Also, there has been no increase in Site Manager consultant fees. The Board is passing on these savings to keep your monthly fees down.

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

To better insure the potential vehicle accidents are as preventable as possible, the Board, after member consultation with Department of Transportation representatives, decided to install an additional STOP sign on Kahana Place and Hoohui Rd, facing the Lahaina direction, adjacent to the upper park. The new STOP sign should be installed within the next thirty days.

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 cleanup of the subdivision street. Sand or small gravel put into wet paint containers, after drying, will prevent paint spills.

Dog Park Follow up

As stated before, the Association has been approached by a non-profit regarding the installation of a dog park under the new County ordinance (Chapter 10-105). After investigation, it was found that there are no construction specifications in the ordinance for Dog Parks. Nor does the ordinance specify who would pay for construction, or monitor such a facility. The Board feels that additional information is required, and owner input would be needed, before any decision is made on converting one of our parks to a dog park. The Board is extremely concerned about any cost increases that would have to be paid by our owners.

Again – The Doggie Bag Dispenser

Please assist the Association by not disposing of lunch wrappers, coffee cups, drink containers, etc., in the "Doggie Bag" dispenser. Take them home. The dispenser is a provided service for dog waste only for the dog owners using the park.

The maintenance of the dispenser is not part of our contract with Cutting Edge; however, Cutting Edge Maintenance has agreed to maintain the dispenser twice a week at no additional cost to the Association. Without cups and wrappers, two times a week is more than sufficient maintenance.

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Annual Meeting Proxy Award Program

Please submit your proxy in time for the drawing at the Annual Meeting. Qualified owners need not be in attendance to be in the drawing for the \$100 Visa card. The \$100 Proxy Return Award Program is still open to those qualified owners not in arrears. If you submit your proxy to DMI on or before April 7, 2011, by 4:30 PM you will be entered in the drawing at the Annual Meeting.

Trash Cans

The Board wants to thank all those owners that have so graciously abided by CC & R, Section 3.09, Refuse and Building Materials, and are placing their trash containers in non-visible locations. We should all be working hard to maintain the visual appeal of the subdivision so that new owners will find our subdivision to be a good buy as they come on the market. This helps to preserve the values of all our Kahana Ridge properties.

Annual Real Estate Sales 2007 thru 2010

As of this writing, there are currently seven homes and three vacant lots for sale within the subdivision. Sales of all properties in 2007 were 13, in 2008 there were 3, in 2009 there were 10, and in 2010 a total of 10 properties.

Security Service Assistance

Condo Office Protection Service, which provides security service to Kahana Ridge, wants all the owners to know that they are available to assist owners with nighttime security issues, when the Maui Police Department may not be available. Their nighttime telephone number is 870-5074.

Emails – From Destination Maui to Owners

You can have your owner correspondence sent to you direct from Destination Maui by emailing to Peggy Silverman - peggy@destinationmaui.net. Include the following in your email request, "Please send all my Kahana Ridge Destination Maui correspondence to me at the above email address"....**AND** print your **Owner Name** and **Lot Number** in the body of the email.

Reminders

House Painting – Some of the older homes within the subdivision are beginning to need new paint. The Construction Modification form for house color approval is available from DMI, our website, (www.kahanaridge.org) and/or the Site Manager. Please fill out the form to insure that your color selection complies with the CC & R's.

Sidewalk-Common Area Parking – Our sidewalks are utilized by our residents and parking vehicles on them is not acceptable. Vehicle owners can be cited by our security service and possible fines to owners could result. Parking in common areas has the risk of damaging the underground irrigation system owned by the Association and the owner being assessed the repair costs.

Landscape Maintenance Companies – Our Site Manager has a list of landscape maintenance companies currently doing business with owners in Kahana Ridge. Should you wish a copy of this non-endorsed list, please call the Site Manager at (808)250-4384.