

KAHANA RIDGE

NEWS LETTER

March 2012

First Quarter 2012

IMPORTANT NOTICE--Annual Meeting Location Change

This change is due to parking problems at the original Kaanapali meeting site

Annual Owners Meeting of April 21, 2012 – LOCATION CHANGE

The NEW location of the Kahana Ridge Annual Meeting is shown below:

Napili Kai Beach Resort

Aloha Pavilion

5900 Lower Honoapiilani Road

Lahaina (Napili) Hawaii 96762

9:00 A.M. Registration, 10:00 A.M. Meeting

Parking on the premises, space available, at the Tennis Court parking lot across the street, and other accessible areas adjacent to the Napili Kai Resort, and at no charge

We apologize for this inconvenience and resulting location change.

ANNUAL MEETING PROXY SUBMITTAL

The proxy must have the owner's printed name and signature as it appears on the property title of record, and must be postmarked or submitted to Destination Maui, **by April 19, 2012, at 4:30 p.m.** to be eligible for the three \$100 drawings at the meeting.

Send your proxy to one of the addresses given below:

MAIL To:

Kahana Ridge Association, Inc.
c/o Destination Maui, Inc.
841 Alua St., Suite 102
Wailuku, HI 96793-1483

FAX To:

Destination Maui, Inc.
DMI – 808-243-9883

EMAIL To:

Destination Maui, Inc.
dmi@destinationmaui.net

Those persons and/or entities signing for the Owner of the lot as executors, administrators, trustees, guardians, conservators, corporate officers and/or general partners must submit documentation verifying their authority to act in such capacity, **by April 19, 2012, at 4:30 p.m.**

Solar Voltaic Project Status

While we anticipate cost savings for the Association due to lower electric bills to run our irrigation and sewer booster pumps, as well as the subdivisions streetlights, we do not have the exact savings at this time. Comparative data will be presented at the Annual Meeting when more current information is available. Also, copies of the contract negotiated by the Board of Directors on behalf of the Association will be available for inspection at the annual meeting.

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Foreclosures

Sad but true, over a dozen homes within Kahana Ridge are in some kind of foreclosure process. Several realtors living within the subdivision are doing all they can to assist in the sale of these distressed properties so as to stabilize the pricing. And it does appear that the prices are increasing slightly. It benefits us, as owners and a community as a whole, to have these homes under stable ownerships. The Board is making every legal attempt to see that these properties are still being maintained, but it is difficult.

Waste Disposal Spills

The County of Maui picks up the Kahana Ridge municipal waste once a week on Tuesday morning. The County does not pick up hazardous waste, such as motor oil and/or liquid paint. It is a violation of state law to dispose of such items in your municipal waste, and as most residents have observed, these liquid wastes often leak out of the county trucks onto our streets. Please do not put hazardous waste materials in your weekly trash.

Owner Address Confirmation with Destination Maui

Our Managing Agent, Destination Maui, Inc. is the keeper of records. In order to keep you up to date, they must have your current mailing address on file. It is the owner's responsibility to provide them with any mailing address change. If your Kahana Ridge mail is returned to Destination Maui's office because you have failed to notify DMI of your address change, you as the owner, will be responsible for any fees incurred by this delay. You might consider being placed on DMI's electronic mailing list. Contact Kelly Young, DMI Property Manager (kelly@destinationmaui.net).

REMINDERS

Stop Sign at Hoohui and Kahana Ridge Drive

Remember to bring your vehicle to a complete stop at this busy intersection and at every stop sign throughout Kahana Ridge. It will prevent accidents.

Rentals

Under our CC & R's owners are responsible for their renters' violations of the Association's CC & R – Bylaws. Please make sure to give your renters a copy of the Kahana Ridge House Rules available from the website shown below. Room rentals, short term rentals (less than six months), and vacation rentals are a violation of the Kahana Ridge CC & R's.

Property/Building Maintenance

Maintenance includes dwellings fences and landscaping. Also, owners who own undeveloped lots are reminded that vegetation growth must be cut at a minimum of once a month so the weeds don't go to seed and spread onto neighboring properties.

Kahana Ridge Website – For copies of the Newsletters, CC & R's, Bylaws, and House Rules

<http://kahanaridge.org/>