

KAHANA RIDGE

NEWS LETTER September 2012

Third Quarter – SEPTEMBER 2012

Solar Voltaic Panels for Homeowners

For those interested, please be aware that there are at least two ways to acquire these panels, and maybe more. The first way is to purchase the panels outright. The second way is to lease the panels over a 20 year period. This information is just to make you owners aware of the possibilities. You will need an approval from MECO to insure you can fit into their electrical grid system, where the process has recently been simplified. Of course, you should check both the state and federal tax credits that may apply, to further reduce your costs. For more information contact a local solar company.

Stateboarding on KR Privately owned Streets

The Board has serious concern over the increasing amount of skateboarding on the privately owned streets within the Kahana Ridge Subdivision. The Association and all its owners are indirectly liable for any accidents involving the skateboarders and or vehicles within the subdivision. Any accidents resulting from or involving skateboarding are sure to increase the Associations' insurance premiums and the owners monthly fees.

Our slopes or inclines far exceed the 3% maximum allowed by most skateboarding laws in other states.

The cost of insurance covering skateboarding is prohibitive, because of the inherent risks in the activity, and the exposure to liability. Many commercial property owners are reluctant or fail to make property available for skateboarding because of these costs. The Association's Board does not desire to have the added burden of insuring for illegal activities, such as skateboarding on Association property, and will do everything within its power to see that it is discontinued within Kahana Ridge.

Streetlight Bulb Replacements/Repairs

Non-working streetlights are scheduled for repair when three lights are out and in need of repair or changing. The cost of call out and travel time by the electrical contractor is divided by three lights rather than just one light. Saving the Association as much as \$600 per repair call out.

Nonresident Owner Contact Location

Non- resident owners renting their property, by law, must have a local property manager. Please inform the Management Company, Destination Maui, Inc. of the name and location of your local property manager if applicable. This is required in HRS Chapter 521 - Residential Landlord-Tenant Code - Part IV. Landlord Obligations, §521-43 Rental agreement, disclosure in the following paragraph:

(f) Any owner or landlord who resides without the State or on another island from where the rental unit is located shall designate on the written rental agreement an agent residing on the same island where the unit is located to act in the owner's or landlord's behalf. In the case of an oral rental agreement, the information shall be supplied to the tenant, on demand, in a written statement.

Nonresident Owner Contact Location

Additionally, **the covenants, conditions and restrictions of the Kahana Ridge Homeowners Association also require an on-island agent** Non-resident owners of non-rental properties might consider having a local contact and providing the name to Destination Maui in case of emergencies.

Street Crack Repairs

Blacktop street cracks have been sealed in Kahana Ridge to lengthen life of blacktop from weather until recoating is done in the future. We apologize for the appearance, but asphalt crack sealing prevents potential additional asphalt deterioration and better insures that a coating will be applicable in the future rather than a very costly complete repaving.

Street Sign Repairs

Our street signs are nine years old and becoming weathered. They are being repaired on an as needed basis rather than a costly reinstallation of all new signs.

Hillside Committee Report

The committee appointed to research and propose ways to improve the appearance of Kahana Ridge as seen from the Honoapiilani Highway, determined that eradicating the dry and rotting Haole Koa and other unwanted trees from the hillside above the Cane Haul Road would be the quickest and most cost effective way to improve the appearance of the hillside and at the same time eliminate the fire hazard they posed.

During the month of August, with written permission from all the hillside lot owners, our landscapers cut down and treated the stumps of every unwanted tree on the slope, resulting in a much cleaner look from the highway.

Kahana Nui Road – Honoapiilani Highway Intersection

Due to the slow response in replacing the traffic pilings, Stan Zajac has been actively following up with the State Department of Transportation on the reinstallation of the pilings in order to prevent vehicle operators from making illegal left turns from the highway onto Kahana Makai Road. A very important accident prevention project.

Quarterly Board Meetings Remaining – Friday

Friday – January 18, 2013 and March 8, 2013 at the Royal Kahana Condominium @ 11:00 A.M.
In the Surf Room, 4365 Lower Honoapiilani Road, Lahaina (Kahana), HI 96761

Annual 2013 Meeting – Saturday April 20, 2013

Napili Kai Beach Resort - Aloha Pavilion - 5900 Lower Honoapiilani Road,
Lahaina (Napili) HI 96762 - 9:00 A.M. Registration, 10:00 A.M Meeting

Kahana Ridge Website – For copies of the Newsletters, CC & R's, Bylaws, and House Rules
Go to - <http://kahanaridge.org/>