

KAHANA RIDGE

NEWS LETTER December 2012 Fourth Quarter

Monthly Fees to Remain the Same in 2013

The Board has made every effort to hold cost increases to a minimum without jeopardizing our reserve funding. And this year was no exception. Rapid sales of Kahana Ridge properties has helped to reduce the Associations' losses by bringing in new owners that promptly pay their monthly dues in a timely manner.

In 2013 there will be no increase in monthly fees.

Solar Voltaic Panels Installations

For those owners who will be installing solar systems in the future please be aware that any solar system must be approved by the Association's **Architectural Design Committee**. The design application form is available on the Associations website at **kahanaridge.org**, or through our property Management Company, Destination Maui, Inc. You may call our property manager, Ms Kelly Young, at 808-244-9021, or call our Site Manager, Gary George at 808-250-4384 and request an application form. A check, in the amount of \$50.00 for review of the form and the design is usually waived for solar installation projects.

The form is available at: http://kahanaridge.org/docs/House_Rules.pdf See **OWNER MODIFICATION REQUEST FORM** on page 26.

Vehicle Parking on KR Owned Streets

Please note that no overnight parking is allowed on any privately owned Kahana Ridge subdivision streets or sidewalks. Vehicles found in violation will be cited and/or towed on the third violation, at the vehicle owner's expense. Owners, please remind your tenants of this rule. Owners may be fined in lieu of towing.

Haul Cane Road Beautification

The Board has formed a committee to evaluate possible landscape beautification of the area adjacent to the lower Haul Cane Road and the Honoapiilani Highway where the Ironwood trees are growing. The committee is reviewing several options where reduced maintenance costs and landscape beautification can be combined to obtain a better payback.

House Sales 2012

Kahana Ridge house sales totaled 11 houses for the year to date with 3 more pending. Vacant lot sales totaled three lots. This is a total of 14 property sales for the year. This is slightly above the annual property sales average. Not bad in a down economy.

Irrigation Pipeline Rerouting Project

The current irrigation pipeline, installed by the developer, runs throughout the development and was installed to insure the planted trees had sufficient water to survive after planting, and also supplied water to the two upper parks. Today, this pipeline is not required throughout the subdivision, and several breaks have cost the Association unplanned expense for repairs. The Board is looking at reducing or eliminating the unneeded pipeline and rerouting a small portion to supply only the upper two parks. This should prevent future added expense, and save in pumping costs.

Kahana Nui Road – Honoapiilani Highway Intersection

Finally, the State Highway Dept. has finished reinstalling the pilings at the intersection. As a reminder, it is illegal to make a left turn from the Honoapiilani Highway onto Kahana Nui Rd. and to make a left turn from Kahana Nui Rd. south onto the Honoapiilani highway. Pilings were installed to prevent these illegal left turns. Mahalo to Board member Stan Zajac for all the continuous follow-up with the Highway Dept. to insure the pilings were reinstalled.

Fireworks and New Years Eve

The Association **does not encourage** the use of fireworks on Association common areas and strongly urges owners to use their own property and have water readily available if they are going to set off fireworks.

Fireworks are permitted on Maui only on the days and times listed below.

- **New Years - December 31st from 9:00 p.m. to 1:00 a.m. on January 1st**

Firecrackers are only allowed with a \$25 County permit and violations are subject to \$2000 fines.

MEETINGS

Quarterly Board Meetings Remaining – Friday

Friday – January 18, 2013 at the Royal Kahana Condominium @ 11:00 A.M.

Friday - 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/>

MERRY CHRISTMAS & HAPPY NEW YEAR