

# KAHANA RIDGE

## NEWS LETTER

March 2013

First Quarter 2013

Subjects of interest from the Annual Meeting of Saturday, April 20, 2013 are included in this First Quarter 2013 Newsletter.

### **Irrigation Pipeline Rerouting Project**

The current irrigation pipeline, installed by the developer, runs throughout the development, and was installed to insure water was available within the common areas for landscaping. This system also supplies water to the upper parks on Hoohui Rd and Kahana Ridge Drive. Today, this pipeline is not required throughout the subdivision, and several breaks have cost the Association unplanned expense for repairs. The Board is considering rerouting one pipeline from the well pump down the Haul Cane Rd. and up Hoohui Rd. to the two parks and discarding the use of the piping system throughout the subdivision.

### **Haul Cane Road Beautification Project**

The Board is reviewing several options where reduced maintenance costs and landscape beatification can be combined to obtain a cost savings over the existing Ironwood Tree maintenance between the Haul Cane Rd and the Honoapiilani Highway. Removing dead tress and replanting the gaps with Bougainvillea is being considered.

### **Hoohui Road Hillside Landscape Replanting**

The peanut landscaping planted by the developer is slowly dying from plant disease and will need replacing in the near future. The irrigation system on this hillside needs some minor irrigation distribution work to insure the system has adequate irrigation coverage in all areas. After the Irrigation Pipeline Reroute is complete, corrections to the irrigation system will be made.

Eventually the hillside will be replanted in increments with Wedalia, a ground cover with lower maintenance costs, and less weed control problems.

### **Solar Voltaic Panel Report**

Our Solar Voltaic panels are working well and have been in operation for just over one year. The savings are running about 10% less per month compared to our 2011 MECO billings. There was a 6.7% increase in our MECO bill in 2012. Including the increase we saved close to 16% compared to 2011. As MECO increases their rates, there should be an ever increasing savings compared to not having this no-cost facility in place for our pumping and streetlight electrical needs.

### **Street Maintenance Program**

Asphalt is not forever. Our streets also do not take a beating like our main highways do. Six years ago we had all our streets slurry coated as the top asphalt coating granules were seen breaking up.

This past year we had the minor to large cracks in the asphalt sealed to prevent water damage to the upper layer of asphalt. By sealing these cracks we are able to prevent the more upper layer upheaving and cracking between the layers of asphalt. We plan on again seal coating at a cost of about \$100K the blacktop in 3 – 5 years. Thus, postponing applying a 2 – 3 inch layer of asphalt would cost about a quarter of a million dollars or more.

### **Sidewalk Encroachment From Owner Property**

Within our subdivision, some property owners have allowed their hedges and border plants to encroach over or onto the sidewalk, making it difficult for pedestrian traffic to pass by without leaving the sidewalk right-of-way. Please inspect your sidewalk bordering plants/hedges to insure that they are only growing up to the edge of the sidewalk, and not over it. Please review your landscaping and trim back those trees with less than a 7 ft overhang, and shrubs that may be blocking our sidewalks. Mahalo.

**Maui County Leash Law and the KR Subdivision**

Several owners have reported that they have observed dogs running loose and not on a leash as required by Maui County Code Chapter 6.04. The Association's CC & R's require dogs to be on a leash outside of the owners yard and on the Association property. We ask that our owners and their tenants please abide by our rules. Your neighbors will appreciate your thoughtfulness. Mahalo.

**Waste Disposal of Paint/Oil in County Trash**

Please refrain from disposing of any liquid paint or oil in the County trash receptacle pickup bins. The County trash trucks, in the load compacting process, break open these sealed containers and these listed hazardous waste materials are spilled onto our streets. For information on proper disposal of hazardous material call the **Community Work Day organization in Puunene at 877-2524.**

**Open Garage Doors**

Overnight open garage doors invite burglary, theft and vandalism of your property and your neighbor's property. The Association asks that property owners/tenants keep garage doors closed overnight. Failure to close your garage door overnight will result in a reminder letter to the property owner/landlord.

Should there be a burglary, or vandalism on your property, or adjacent properties, the Association will assist the Maui Police Dept. in their investigation, by providing copies of the letters sent to you asking you to keep your garage door closed. Your insurance company will also be provided this information if requested. Please assist us in protecting our subdivision from burglaries by closing your garage door at night.

**House Painting - Reminder**

Our subdivision is becoming older and houses will be in need of new paint. Please be reminded that the Architectural Design Committee is required to review your selection of earth-tone paint colors to insure they are in compliance with the CC & R's. Pink is not an approved color...**THE SITE MANAGER WILL SUPPLY YOU THE FORM..**or you can find it on our website or from DMI.

**Parking Violations**

No overnight street parking is permitted within Kahana Ridge, unless it is an emergency. (Notify the Site Manager) No parking is allowed on common areas or sidewalks either. Do not park your vehicle overnight, except within your driveway. No vehicle parking is allowed on any sidewalk. Vehicles in violation will be cited and/or towed on the third parking violation within a one year period. Owners may be fined in lieu of towing on the third violation. **Owners, please remind your tenants of this rule.**

**FUTURE MEETINGS**

**Board of Director Meetings – Royal Kahana Resort Surf Room**

**Quarterly Meetings** are scheduled for 11:00 A.M on the following FRIDAYS  
in 2013 – June 21<sup>st</sup>, September 20<sup>th</sup>, October 18<sup>th</sup>, and in 2014 on January 17<sup>th</sup>, March 21<sup>st</sup>.

**Annual 2014 Meeting – Saturday April 26, 2014**

**Napili Kai Beach Resort - Aloha Pavilion** - 5900 Lower Honoapiilani Road,  
Lahaina (Napili) HI 96762 - 9:00 A.M. Registration, 9:30 A.M Meeting

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