

# KAHANA RIDGE

## NEWS LETTER MARCH 31, 2014 First Quarter 2014

### **Destination Maui, Inc. - NEW ADDRESS**

*c/o Destination Maui, Inc.  
220 Imi Kala Street, Suite 104  
Wailuku, HI 96793-1209*

*Telephone 808-244-9021 FAX 808-243-9883*

*Email - [dmi@destinationmaui.net](mailto:dmi@destinationmaui.net)*

*Website [www.destinationmaui.net](http://www.destinationmaui.net)*

At the March 21, 2014 Board Meeting, the Board approved the following changes to the Kahana Ridge House Rules. These rule changes will **go into effect April 30, 2014**. The updated rules are available for review and downloading from the Kahana Ridge Website at [www.kahanaridge.org](http://www.kahanaridge.org)

#### **SUMMARY OF CHANGES TO HOUSE RULES AND OTHER REVISIONS AT MARCH 21, 2014 BOARD MEETING**

- Destination Maui Inc address location changed on all forms – See Address change in Newsletter
- Site Manager added responsibility re: effluent water system & well emergency telephone connection

The following changes to the House Rule fines were adopted at the Board Meeting of March 21, 2014, and take effect on April 30, 2014. These changes are posted on the Kahana Ridge website –

#### **Section 3.01 Permitted Uses and Buildings – Enforcement**

##### **Second Violation Notice Section 3.01**

A \$250.00 fine will be assessed if no compliance after seven (7) days receipt of the first written notice.

##### **Third Violation Notice Section 3.01**

A Subsequent violation (occurring more than 14 days after the first written notice) of the same infraction shall be assessed a \$1000.00

##### **Subsequent violations Section 3.01**

Each subsequent 14-day period with no compliance of the same infraction will result in an additional \$2000.00 fine.

#### **Section 3.02 No Commercial Use – Enforcement**

##### **Third Violation Notice Section 3.02**

A Subsequent violation (occurring more than 14 days after the first written notice) of the same infraction shall be assessed a \$150.00 fine.

##### **Subsequent violations Section 3.02**

A subsequent 14-day period with no compliance of the same infraction will result in a \$750.00 fine.

#### **3.03. Vehicles and Parking - Enforcement**

##### **Second Violation Notice Section 3.03**

The second citation is an additional warning with issuance of the 2<sup>nd</sup> citation.

##### **Third Violation Notice Section 3.03**

The third violation within a one year period is the towing of the vehicle at the vehicle owners expense and/or a \$150.00 fine.

Should towing service be unavailable, the property owner will be assessed a \$150.00 fine.

Should the vehicle be removed prior to towing service arrival, the owner will be assessed a towing service call out charge and/or a \$150.00 fine, whichever is the greater.

##### **Each subsequent violation of Section 3.03 within 12 Months**

The vehicle will be towed on each occurrence and the property owner assessed a fine of \$300 per occurrence.

**3.05. Nuisances. - Enforcement**

**Second Violation Notice Section 3.05**

A \$100.00 fine will be assessed if no compliance after seven (7) days receipt of the first written notice.

**Third Violation Notice Section 3.05**

A Subsequent violation (occurring more than 14 days after the first written notice) of the same infraction shall be assessed a \$750.00 fine.

**Subsequent violations Section 3.05**

Each subsequent 14-day period with no compliance of the same infraction will result in an additional \$1000.00 fine.

**3.18 Clarification of "Single Family Residence" Restriction - Enforcement**

**Third Violation Notice Section 3.18**

A Subsequent violation (occurring more than 14 days after the first written notice) of the same infraction shall be assessed a \$1000.00 fine.

**Subsequent violations Section 3.18**

Each subsequent 14-day period with no compliance of the same infraction will result in an additional \$2000.00 fine.

**OTHER**

- Architectural Design Committee delegates certain enforcement duties to Site Manager. See 4.04-

DESIGN REVIEW CHECKLIST form of the DESIGN REVIEW PROCEDURES was updated

- OWNER MODIFICATION REQUEST FORMS, under the DESIGN REVIEW PROCEDURES for construction modifications updated regarding Solar Voltaic systems.

Policy on Collection of Delinquent Accounts – Board to make final decision on foreclosure options

- Reimbursements – Mileage. Approval by at least two of the following, Board President, Vice President, or Treasurer prior to being paid.

**Reimbursements – Materials and/or supplies less than \$500..**

Approval by at least two of the following, Board President, Vice President, or Treasurer prior to being paid.

- Quotation Evaluation and Approval – Min. of 3 quotes of items over \$2000 and Board approval of Purchase.

PARKING AUDIT PRACTICES and PROCEDURES MANUAL – Adopted in Administrative Rules Manual

See – “[http://kahanaridge.org/docs/House\\_Rules.pdf](http://kahanaridge.org/docs/House_Rules.pdf)” for the changes

**Open Garage Doors**

These occurrences take up valuable time by the Security Service to insure that no one is in the open garage. The Association is sending correspondence to owners requesting action be taken to close the doors to prevent theft. Please kokua.

**Rental Intercept Collection**

Be advised, the Hawaii Revised Statute 421J was recently revised allows Home Owner Association’s to collect past due amounts owed the Association from the owners tenants under certain circumstances.

**Pump House Electrical Failures Dec – Jan**

The main circuit breaker and the telephone warning system failed after 10 years. A sewage spill was avoided by the Site Manager’s prompt response to the emergency and his request for action by our supplier, Valley Isle Pumping. Streetlights were temporarily shut down to avoid a massive shutdown of the sewer pumping system until parts arrived and the problem could be corrected.

**Emergency Notifications**

During the effluent pump electrical shutdown, we found that email notifications to owners were a rapid way to notify owners of the emergency. Please consider furnishing Destination Maui your email address they can use for emergency notifications that may affect your property.