

# KAHANA RIDGE

## NEWS LETTER JUNE 30, 2014 Second Quarter 2014

### Destination Maui, Inc. - NEW ADDRESS

c/o Destination Maui, Inc.  
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Website [www.destinationmaui.net](http://www.destinationmaui.net)

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

### Driveway – Exiting over sidewalks and pedestrian’s safety

Caution should be used when backing out your driveway and crossing sidewalks. Be aware that pedestrians may be approaching on the sidewalk and you may not see them when reversing your vehicle.

### Open Garage Doors

This occurrence takes up valuable time by the Security Service to insure that no burglars are in the open garage. The Association is sending correspondence to owners requesting action be taken to close their doors to prevent theft. Please kokua.

### Rental Intercept Collection

Be advised, the Hawaii Revised Statute 421J recently revised, allows Home Owner Association’s to collect past due amounts owed to the Association from the owners tenants under certain circumstances. The Association Board and the owners at the Annual Meeting approved this collection method.

### Emergency Notifications - email

During our December electrical breaker failure we became aware of how important it is to have a reliable emergency owner notification system in place. It is recommended that **ALL** owners be on this **emergency notification** list, contact Destination Maui by email at [dmi@destinationmaui.net](mailto:dmi@destinationmaui.net) and type in the Subject line – **KR Emergency Notification Only** and your name or Lot No. Request in the body of the email to **please put this address on the Emergency Notification List.**

This will **only be utilized** to notify you of an emergency that might affect your Kahana Ridge property and not for promotions or general information mailings, unless requested.

### Sidewalk Plant/Tree Overhangs

Letters were recently sent to owner’s having plants or trees that were encroaching over the sidewalk adjacent to their properties, inhibiting pedestrian traffic. We appreciate the very positive owner response to correcting this problem. Mahalo, to you all from the Board.

### Communicating with our DMI Property Manager

After telephoning our Destination Maui Property Manager, be sure to follow up in writing or email to better insure your request is being followed up. The property manager has seven other properties, with a total of 1,099 units that she is responsible for, and sometimes it is difficult to service all owner requests when they all come in at once. Your written follow up greatly helps her and you.

**Reminder - No Political Signage Within Subdivision**

Reminder: The Covenants, Codes and Restrictions of the Association states the following in Section 3.16 "Signs shall be prohibited except (a) Declarant's signs in connection with the construction, promotion and sale of Kahana Ridge, (b) not more than one standard broker's-type "for sale" sign on a Property in connection with resale of said Property and (c) subdivision and road identification signs installed by the Declarant or the Board of Directors of the Association."

**Kaoanulua Ranch**

Just above the Kahana Ridge Subdivision on Maui Land & Pineapple property, there will be a new fenced cattle ranch in the former pineapples fields. It is our understanding that this ranch will extend from the airport to Kapalua.

According to Grant Nakama of Maui Land and Pineapple, this ranch will not interfere with Kahana Ridge property and the periodic firebreaks made by Maui Pine that protect our homes from accidental brush fires. This will be reinstalled by Maui Pine as needed in those areas not having KR owner encroachments onto Maui Pine land.

**West Maui Taxpayers Association**

Kahana Ridge owners should be aware that the West Maui Taxpayers Association (WMTA) is a non-profit organization founded in 1974 to provide an organized voice of support for public and private improvements that benefit the **West Maui community**. In the late 1990's WMTA established the Napili Fire and Ambulance Station that resulted in our fire insurance rate savings of some 60% per year. The WMTA ensures that our state and county taxes benefit the West Maui community for improved fire and police protection, refuse removal, parks, public transportation, highways, sidewalks, crosswalks, bikeways, street lights, and beach right-of-ways. And a new hospital in the near future! At our board meeting on June 13<sup>th</sup>, the Directors voted 6-1 to donate \$1,000 to this organization, or just \$4.39 per lot.

**Satellite Dishes**

Reminder, our Covenants, Section 3.08 Antennas, allow satellite dishes that meet the Federal regulatory requirements. Section 3.08 Antennas states, all antennas shall comply with the Federal Regulations within 47 CFR - CHAPTER I - PART 1, Section 1.4000 Restrictions impairing reception of television broadcast signals, direct broadcast satellite services or multichannel multipoint distribution services. **Dish antenna diameter shall not exceed one (1) meter per the above regulations under 47 CFR – Chapter 1, and adopted by the Kahana Ridge Association.**

**Upcoming Meetings**

- 8/22/14 Board of Directors Meeting; 11:00 a.m.; Royal Kahana, Surf Room
- 11/14/14 Board of Directors Meeting; 11:00 a.m.; Royal Kahana, Surf Room
- 1/16/15 Board of Directors Meeting; 11:00 a.m.; Royal Kahana, Surf Room
- 3/13/15 Board of Directors Meeting; 11:00 a.m.; Royal Kahana, Surf Room
- 4/25/15 Annual Owners Meeting; 9:00 Registration/9:30 a.m.; Napili Kai Beach Resort, Aloha Pavilion