

KAHANA RIDGE

MARCH NEWSLETTER

First Quarter 2017

FINAL CORRECTED DRAFT 032217 WED

% Destination Maui, Inc.

220 Imi Kala Street, Suite 104

Wailuku, HI 96793-1209

Telephone 808-244-9021 and FAX 808-243-9883 Email - dmi@destinationmaui.net

Website www.destinationmaui.net

“ALOHA TO ALL”

THE 2017 ANNUAL MEETING is on

MONDAY, APRIL 24th – 5:30 p.m.

NAPILI KAI RESORT

PuPu's and Refreshments will be served

You should have received the **FIRST MAILING** packet by now. Look for the **SECOND MAILING** packet for the **2017 Annual Meeting** on April 14, 2017.

PLEASE send in your Proxy Form right away to insure we have a quorum. The Proxy Form is in the mailing packet. REMEMBER, you must have it submitted by Friday, April 21, 2017 at 4:30 P.M. so you can qualify for one of the two \$100 award drawings.

Send your Proxy Form to Destination Maui, Inc. or Email it to: dmi@destinationmaui.net, **OR** (Secretary) RichardM@KahanaRidge.org

The **PROXY FORM** is also available on the Kahana Ridge website at - <http://kahanaridge.org/page6.htm>

EMAIL EMERGENCY ONLY NOTIFICATON

To have your name placed on the EMAIL EMERGENCY NOTIFICATION LIST, do the following:

- 1- Call Carol Gentz at Destination Maui (808-244-9021) **OR**
- 2- Email Carol (carolg@destinationmaui.net) with your **name, lot number, and email address** to be placed on the **Kahana Ridge emergency notification** list.

This emergency list will **only be used for emergency notifications** such as drinking water or wastewater failures, tidal waves, hurricanes, or forecasted extreme storm conditions that threaten Kahana Ridge properties.

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OWNER EMAIL MAILING LIST

To have your name put on the OWNER EMAIL LIST for meeting announcements, newsletters, etc. please email Carol at (carolg@destinationmaui.net) and advise her of the email address you wish to use for these Association documents.

BYLAW CHANGE PROGRESS – New Mailing Out in May 2017

We now have _____% of you owners responding positively to the Bylaw change. This change will benefit the Association by reducing costs and simplifying the process to file a lien in order to recover Association costs from extremely delinquent owners

RENTALS OF SINGLE FAMILY RESIDENCES TO MULTIPLE FAMILIES

Commonly called “Bedroom Rentals” The CC& R for this violation is shown below.

Kahana Ridge Association, Inc. Declaration of Covenants, Conditions, and Restrictions (Residential)

3.01. Permitted Uses and Buildings. Kahana Ridge is intended to be a high quality, single-family residential community. Each Property shall be used exclusively for single family residential purposes and such uses and structures customarily appurtenant to a single-family residence. The term "single-family residence" means a residence designed to accommodate no more than one family and its guests. No building shall be erected or permitted to remain on any property other than (a) one detached, single-family dwelling, together with an attached and enclosed private automobile garage for no more than three, nor less than two, automobiles; and (b) structures which are customarily appurtenant to a single-family residence such as (by way of examples only) a fence, dog house or pool. All buildings and structures will comply with all applicable County of Maui codes and regulations and this Declaration. (See 3.18 for clarification)

3.18 Clarification of "Single Family Residence" Restriction. While the renting of a dwelling on a Property shall be permitted, the permitted renting shall consist only of the renting of a dwelling in its entirety, and no separate room or rooms within said dwelling may be separately rented. It is the intent of Section 3.01 and this Section that the renting of a dwelling shall be for a period of not less than six months (as required by existing zoning regulations), and shall be rented to a conventional family or consensual family unit which shall occupy the dwelling together in the manner of a conventional family, using central living and kitchen facilities, and not to or unrelated persons who rent individual rooms or who occupy the dwelling in the manner of a rooming house. The purpose, of this restriction is to protect the quality and feeling of the neighborhood as a place for families and their guests and to reduce congestion, excessive numbers of vehicles and frequency of ingress and egress which tend to be found where transient, rooming house, or room-by-room rental activities are conducted.

The Association will take action where there is a known violation of the *Kahana Ridge Association, Inc. Declaration of Covenants, Conditions, and Restrictions (Residential)* CC&R’s Section 3.01 and/or Section 3.18.

OWNER INQUIRIES AND/OR CHANGES

All owner concerns regarding your account, mailings, payments, or documentation, are best put in writing to **Carol Gentz** (carolg@destinationmaui.net) our DMI Property Manager.

In addition, our Site Manager consultant, **Wes Weigel** (why-gull) (site_mgr@kahanaridge.org), can also direct your concerns to Destination Maui and the Board.

Please note, only the full Board can make decisions regarding Kahana Ridge. Individual Board members alone, cannot make decisions on behalf of the Board.

See the Kahana Ridge **Website** - <http://kahanaridge.org/>
For House Rules See – http://kahanaridge.org/docs/House_Rules.pdf