

# KAHANA RIDGE

## DECEMBER NEWSLETTER

### FOURTH QUARTER 2021

ISSUED – JANUARY 11, 2022

*c/o Associa Hawaii*

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### **2021 ANNUAL MEETING – DECEMBER 13, 2021**

The **December 13, 2021 "VIRTUAL ANNUAL MEETING"** failed to produce a quorum. Therefore, we were unable to conduct any business. However, we did have an open forum for owners' discussion/concerns. A future annual meeting will be scheduled, hopefully in **APRIL 2022**

### **CURRENT BOARD MEMBERS AND THEIR EMAIL ADDRESSES:**

<b>Name</b>	<b>Office</b>	<b>Website Email Address</b>
Tex Driver	President	pres@KahanaRidge.org
Don Gerbig	Vice President	vp@KahanaRidge.org
Rian Takashita	Secretary	sec@KahanaRidge.org
Louise Ross	Treasurer	tres@KahanaRidge.org
Richard Jarman	Board Member	richardj@KahanaRidge.org
Eric Farris	Board Member	eric@KahanaRidge.org
Wes Weigel	Site Manager	wes_teamkr@outlook.com
	Site Manager Telephone	808-866-4745

Associa Community Manager – Lori Carter – [LCarter@AssociaHawaii.com](mailto:LCarter@AssociaHawaii.com)  
Telephone – 808-792-3033

### **NEW COMMUNITY MANAGER FOR KAHANA RIDGE**

We would like to introduce Ms. Lori Carter as our new Community Association Manager. Welcome Lori. We look forward to working with you.

## **LOWER PARK**

It seems like every year we have this misunderstanding about the lower park.

1. The lower park is NOT a dog park, even though that's what people call it.

To be an official dog park it has to have separate fenced in areas for large dogs and another fenced area for small dogs. Both areas are also required to have drinking water and a waste bin.

2. The lower park is maintained by the HOA; however, the land belongs to the County Parks Department.

Note: County Code Rules apply.

## **LEASH REQUIREMENTS**

Dogs are ***required*** to be on a leash while you are walking them throughout our neighborhood, and anytime they leave your property.

Since this summer, we have had three incidents involving dogs off their leashes.

1. A lady walking her dog was attacked and severely bitten by a dog that had run off an owner's property without a leash.
2. At the lower park, a dog without a leash attacked another dog.
3. A dog without a leash ran off the owner's property onto the sidewalk and street, barking at and challenging other dogs and their owners. (Occurred more than once)

## **INCREASE OF MAINTENANCE FEES**

Unfortunately, effective January 1, 2022, our maintenance fees were increased to \$175 per month. One reason for the increase was that our management company, Associa, no longer has an all-inclusive contract with us. We are now being charged for supplies, postage, letters, etc. Also, we are preparing for the approximate \$1 million project to repair all of our streets which is scheduled in 2025.

The year-end brought out the Christmas Spirit that makes our Kahana Ridge HOA community shine. ***Thank you to the families who participated.***

***WE WISH EVERYONE A HEALTHY, SAFE, AND PROSPEROUS NEW YEAR.***

We look forward to our annual meeting in April 2022. The exact date has not yet been determined.