

KAMALANI AOUO BOARD OF DIRECTORS

PRESIDENT Term Expires
Desiree Lopes 2023

VICE PRESIDENT
Josh Martinez 2024

TREASURER
Chris Minford 2024

SECRETARY
Sherry LeMaster 2024

DIRECTORS
John Harman 2023
Justin Allen 2024
Gina Strykul 2024
Nicolas Lau 2024
Ronn Wynne 2024

SITE MANAGER
Sean Housman
kamalanisitemanager@gmail.com



JAN / FEB
2023



NEWSLETTER CONTACT INFO

The board's newsletter will usually be sent via email. If you are not currently on our email distribution list, please email Sean Housman at: kamalanisitemanager@gmail.com with your current information or sign up on the Kamalani website.



KAMALANI

E noho kāua

Let's Stay in Touch • A Newsletter from Kamalani Board of Directors

www.kamalaniaouo.com

JAN / FEB 2023

Site Manager's Report

Aloha to each of you on the AOUO board at Kamalani, and Happy New Year. We are beginning to see some signs of our property getting a little more established and also a little older. Please see my report below.

• Signs in Kamalani areas:

Realtors are posting signs within the property of Kamalani. County road is fine to post in but not within Kamalani property unless board approval is given.

• Parking in blue striped areas is a violation.

All owners and tenants should park in their assigned stalls.

• Guest Parking

Please remember that guest parking is not for residents. Each unit at Kamalani has two parking stalls. Guest parking is for guests only and has a 5 hour limit. If you have an overnight guest please reach out to me for approval.

• Animal Waste Around Property

Please be a considerate and responsible pet owner and clean up after your animal. Their poop is killing the grass and making it difficult for the landscapers to do their job.

Sean Housman ^{mahalo,}

Landscaping Update

• Fertilizations:

Property was serviced around property on Jan. 19-20.

• Tree Replacements:

Scheduled to begin Jan. 25-27. Total of 14 trees to be replaced.

- - 1st Priority Four (4) Pink Tacomas @ \$400- \$1,600 plus tax. This is \$350/tree and \$50/tree for labor and staking.
- *2nd Priority: Murtel 4 @ \$400-\$1,600 plus tax. This is \$350/tree and \$50/tree for labor and staking.
- *3rd priority: Heliotropes 5 @ \$300 \$1,500. This is \$250/tree and \$50/tree for labor and staking.
- *Total for all three priorities \$4,700 plus tax. We approved all three priorities for the \$4,700 plus tax amount (roughly \$4,895.80). All was approved at the last board meeting.

• Caterpillars:

There are up to 16 trees infested with caterpillars. TREATMENT did not work.

• Ant hills:

After the last round of storms we have had quite a few ant hills pop up around the property. We have been treating them as we find them. If you see one, please contact the property manager.

• Fallen Kiawe in gulch:

During the last bout of storms we had a large kiawe tree break in the gulch near the town homes. This creates a risk during heavy rains that it could direct the rain water towards kamalani. Edgar and the team from Monsanto have informed us they will be removing the broken tree this week.

General Updates

• Cigarette Buds next to buildings:

Make sure to pick up cigarette buds and house rules state no smoking within 20 ft of buildings. Noticed around buildings 14 and 38.

• Fire extinguishers recertifications:

Recertification has been completed on all fire extinguishers around the property.

• Pressure Washing:

Currently scheduled to begin at the beginning of March and end by May 9th.

• Pest Control:

We have our new pest control schedule for 2023: March 8, June 5, September 4, and December 4. The notices are posted in the bulletin boards.

• Results of EV Poll

Majority voted NOT IN FAVOR.

Meeting Updates

• Next Board Meeting

Monday, February 27, 2023, 5:30 pm. Notice will be posted on Bulletin Board.

• Annual meeting:

In-person meeting on March 18, 2023 at Malcolm center. Check-in starts at 9:30am. Address is: 1305 North Holopono Street, Suite 5 Kihei, HI 96753

• AOUO Email Communicatins:

Check with your neighbor who is also an owner at Kamalani to ensure they are receiving email blasts. If they aren't please email kamalanisitemanager@gmail.com.

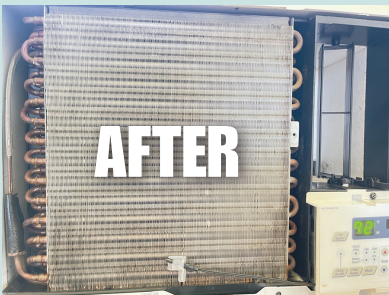
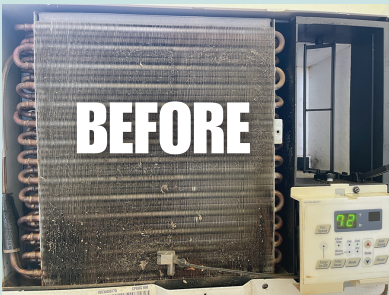


Reminder ... Maintenance



All Kamalani owners that were leasing their tankless gas hot water heater from Hawaii Gas should have received notice that Hawaii Gas is no longer leasing the heater to them – and they now own the hot water heater outright. Your tankless water heater requires a **yearly system flush** which is a service that **Hawaii Gas** (808-877-6557) can provide.

It is also recommended that AC filters are cleaned regularly and that units are serviced and cleaned annually.



The water shut off for each unit is in the ceiling of flats and for townhomes it is outside near the end of each building. It is recommended that the handle on the shutoff valve is turned closed and opened twice a year to keep it from getting frozen.

Modifications to Your Unit

Owners have the right to make modifications within their unit, at their sole expense, but requires prior approval of the Design Committee Board and subject to the governing documents.

- If you would like to make any modifications in your unit, submit a design review application to Marilync@hmcmtg.com.
- If you made modifications and received approval, **KEEP** your approval and application with your important property documents.
- If you made modifications and did not get prior approval, submit a design review application.

Modifications to Common Elements/ Limited Common Elements

Modifications to the Common Elements/Limited Common Elements require 100% and/or 67% written consent by owners, as applicable.

Kamalani Increments Phase 2 & 3 Development

Update from A&B is that they do not currently intend to develop out the remainder of the project themselves. Therefore, they are looking to find another party interested in acquiring the land for residential development.

NEIGHBORHOOD CRIME WATCH

**SEE SOMETHING
SAY SOMETHING**



If you see any suspicious activities please call the Maui Police Department non-emergency number **(808) 244-6400**. The MPD will send a patrol car to investigate.

