

## KAMALANI AOOU BOARD OF DIRECTORS

**PRESIDENT**  
Justin Allen Term Expires 2024

**VICE PRESIDENT**  
Desiree Lopes 2023

**TREASURER**  
Chris Minford 2024

**SECRETARY**  
Sherry LeMaster 2024

**DIRECTORS**  
John Harman 2023  
Josh Martinez 2024  
Gina Strykul 2024  
Nicolas Lau 2024  
Ronn Wynne 2024

**SITE MANAGER**  
Sean Housman  
kamalanisitemanager@gmail.com

JUNE/JULY  
2022



## 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](mailto:kamalanisitemanager@gmail.com) with your current information or sign up on the Kamalani website.



# E noho kāua

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

[www.kamalaniaoou.com](http://www.kamalaniaoou.com)

JUNE/JULY 2022

## President's Message

Dear Kamalani Homeowners,

### Happy 4th of July!

As a reminder, there are to be no fireworks on the property as we celebrate this great holiday. Additionally, grilling is not allowed on the lanai or under any structural overhang. Additionally, please keep a 4-5 feet distance between your grill and the vinyl fence as the heat can damage the fence.

We wish you safe traveling if you travel during the summer. It has been suggested that homeowners buy water alarms for placement under all sinks, behind toilets, and behind the refrigerator to help detect leaks. As a reminder, it is best to have someone "look out" for your place while you are gone for long periods of time. Ask a neighbor or a friend to check in on your residence as you travel.

I want to announce that at our May board meeting we appointed a new member to the board to fill the vacant position that was left by Phil Winter. We are pleased to announce that Ron Wynne has been appointed to the Kamalani board of directors. Ron is an original owner of Kamalani and replaces Phil who resigned from the board. The vacant position must be filled by the same unit type owner, in this case, a flats unit owner. We thank Ron for stepping up and joining the board and Phil for his service during his time on the board. We want to be clear that any mailings coming from Phil are not associated with, not reviewed, or approved by the board.

Hurricane season is here. Please make sure that your umbrellas are properly anchored and secured. Also please make sure the umbrellas are taken down during winds of 20 mph+. Umbrellas must be properly labeled with the owner's name and unit number at the bottom of the umbrella. Have a great July!

Sincerely,

Justin Allen

## Feral Cats on Property

**It has been noted that there are a high number of domestic and wild cats on property. All unit owners who own cats: please be reminded that you must follow the Kamalani House Rules regarding pets. If your unit is rented, please follow up with your tenants.**

**\*\* Please secure your pets properly \*\***

If a unit owner sees a pet violation, we ask that you take a photo of the violation and send it to Sean, our site manager, at [kamalanisitemanager@gmail.com](mailto:kamalanisitemanager@gmail.com).

The board also asks that you please not feed the wild cats as this will only increase their population.

### C. PETS

1. ALLOWED TYPES. Only common, domestic household pets may be kept in the Unit or appurtenant yard areas. In no event shall there be more than two (2) pets, per household.

3. COMMON ELEMENTS. Except as otherwise provided herein, no pets shall be allowed on the Common Elements except if in transit, is carried, or is restrained on a leash no longer than ten (10) feet long under the complete control of a capable person. Any waste or unsanitary material or condition caused by any pet anywhere on the Common Elements shall be immediately removed and disposed of or remedied by the responsible Owner, Occupant, or Guest.

7. REGISTRATION. All pets and other animals kept anywhere on the Project must be registered immediately with the Managing Agent.

## Landscaping Update

The Kamalani landscaper, Maui Commercial Landscaping, will add two additional fertilizations bringing the total to four fertilizations per year. They will fertilize all landscaping with a focus on our grassy areas. They are exploring options to use a Feed and Weed product to help control weeds.

A number of trees had the bands that were supporting them removed. The removal was recommended by an arborist that toured the property.

The board is working on having an irrigation specialist tour the property in June or July to make recommendations on our sprinkler system to ensure adequate watering of the grounds.

Bids will be coming in soon regarding flower bed remediation. A number of beds will be redone, including adding additional borders, to keep grass from growing in the flower beds. The flower bed in front of building thirteen is the top priority.

## Reminder ... Spring Maintenance



It's that time of the year to give your condo a review for needed maintenance and repairs such as screen doors painted and worn patio umbrellas replaced. **AND**, do not forget the importance of servicing your wall and split air conditioners to restore your systems to peak energy efficiency and eliminate offensive odors and extend the life expectancy. Also, your tankless water heater requires a **yearly system flush** which is a service that **Hawaii Gas** (808-877-6557) can provide. Preventative maintenance now can save you a surprise expense in the future and you know how it goes ... that a/c is going to call it quits during the hottest week of the year and service contractors will be swamped with calls.



## Wifi Contract Update



**We're happy to announce that Hawaiian Telcom will be upgrading our internet speed as part of our bulk agreement. The faster internet speed will continue to be included in the monthly homeowners' fees.**

Internet service upgrades will occur by July 1, 2022. There is no action needed on your part. Below is a summary of what we will have moving forward:

- *Symmetrical High-Speed Internet - up to 300 Mbps download / 300Mbps upload (we currently have 100 Mbps)*

If you have not set up your Hawaiian Telcom account yet, call 808-643-3456 to do so. If you have any additional services with Hawaiian Telcom, such as Home Phone, you will continue to be billed separately for those services.

We know you'll continue to enjoy the Internet service that is a part of our residential package. Effective January 1, 2022 The internet charge included with your maintenance and reserve fees monthly will increase from \$19.00 to \$25.00. This was previously agreed to by the developer and

Hawaiian Telcom in the bulk agreement.

*\* For those residents who currently subscribe to speeds of up to 300 Mbps and below, you will no longer be billed individually for Internet service. For those residents who have upgraded to speeds above 300 Mbps, you will continue to be billed directly for the upgraded service. Please watch for adjustments in your July or August statement.*

## Pest Control Reminder

Exterior / Rodent Boxes / Individual Interiors



Please call **Mid-Pacific Pest Control** (808) 249-2233 prior to our exterior treatment days if you would like your condo serviced. \$15 for interior and \$25 for interior and courtyard.

**2022  
SCHEDULE**

- Monday, June 6 @ 8am
- **Monday, September 26 @ 8am**
- Monday, December 5 @ 8am

## 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.