

Kamalani October/November Newsletter 2023

<http://www.kamalaniaouo.com/>

President: Desiree Lopes	Term Expires (T.E.) 2025
Vice President: John Harman	T.E. 2025
Treasurer: Chris Minford	T.E 2024
Secretary: Sherry LeMaster	T.E 2024
Director: Joshua Martinez	T.E 2024
Director: Justin Allen	T.E 2024
Director: Gina Strykul	T.E 2024
Director: Nicolas Lau	T.E 2024
Director: Ronn Wynne	T.E 2024
Site Manager: Sean Housman	kamalanisitemanager@gmail.com / 808-793-7007

Next Board Meeting(s)

- SPECIAL Board Meeting November 16, 2023, 5:30 pm.
<https://www.kamalaniaouo.com/newsinfo>
- Monday, December 4, 2023, 5:30 pm. <https://www.kamalaniaouo.com/newsinfo>

Bylaws Amendment Ballot - Please vote yes or no

Reminder to please vote yes or no and return your ballots in the prepaid return envelope provided. If you have any questions about the amendment, please contact Marilyn Chapman.

- *1st amendment remove any rights the Developer held in the Project; change number of positions to 7*
- *2nd Amendment staggered terms for elected Board positions.*

1st proposed amendment, 56 total votes, 31.016% in favor, 2.335% against

2nd proposed amendment, 54 total votes, 29.886% in favor, 2.335% against

Ballots were initially mailed out on March 8, 2023. Anyone needing a ballot can email marilync@hmcmtg.com and Marilyn will email or mail it to them. This ballot is extremely important as it changes the number of positions on the board and staggers the terms so that there will be proportionate seats up for election each year (instead of seven seats up one year and two seats up the next year; as is our current situation). This ballot would allow for four seats to be up one year for election and three the next year.

Hawaiian Telcom Gateway Exchange

Hawaiian Telcom had a very recent new Gateway release. With this development, Hawaiian Telcom will be offering the Gateway exchange to all **170** homes. However, with the recent fires, we are still awaiting confirmation on when these installation dates will be available. Please notify your tenants of this opportunity that way your home does not get overlooked for this free upgrade. These gateways should help with the wifi lag and slow speeds due to a bunch of wifi units being in one general area (up to 8 wifi routers in a building at a time). At this time Hawaiian Telcom is arranged for two units to be their test run installs on 10/19/23. Once they complete this they will start arranging whole property installs. The details on how this communication will take place has not been clearly communicated with us (the board) yet.

Common Area Lights/Fixtures

We understand the common area lights on the outside of buildings can sometimes be undesirable, however, the lighting is a safety design of the building and is hardwired and cannot be turned off or modified. Please do not tamper, disconnect or modify as it affects the entire building, not just your unit. Damages will be repaired by the Association and charged to the Unit owner.

Signs in Kamalani Common Areas

Realtors are posting signs within the property of Kamalani. County roads are fine to post, but posting signs within Kamalani property requires prior board approval. Please email Marilyn and she will forward to the board to get the board's response.

Parking in a blue handicap striped area is a violation.

All owners and tenants should park in their assigned stalls.

Guest Parking

There has been an abuse of guest parking, including an increase of unauthorized overnight guest parking. This HOA violation will be enforced and violators will have their vehicles towed at the owner's expense. Please if you have family from Lahaina or upcountry staying with you, let site manager Sean know asap. kamalanisitemanager@gmail.com.

AOUO Email Communications

Check with your neighbor who is also an owner at Kamalani to ensure they are receiving email blasts. If they are not, let them know they can go to <https://www.kamalaniaouo.com/> to input their email address. Also, please make sure to update your registration at <https://www.kamalaniaouo.com/registration>.

Landscaping

Just in the last eight months we have placed seventeen (17) manillas, ten (10) arecas, and three (3) fishtail palms on property. If you have landscaping concerns please email Marilyn or Sean and they will pass the email off to Justin and the Landscaping Committee. Beds around buildings

15 and 16 have started to be remediated. The bed behind building 3 has begun to be remediated as of October. Remediation typically is a 3-4 week process before new plants can be planted and 6 months-1 year before the plants take off to full maturity. Bayer completed substantial work to clean up the gulch and we appreciate them.

As of 9/30/23 we had spent \$4,359.06 on valve replacement and we have had another three failures since that time. Each failed valve is a \$300 fix (labor and parts). Sean and Justin are still trying to get more bonnets from Hunter to help alleviate the cost of these replacements. The bonnets on the valves are failing and no distributor on the island sells just the bonnets. This is the reason why the board has budgeted for \$51,200 for irrigation system upgrades for 2024. We are hoping to find solutions that do not cost \$51,200. This cost would be if we replaced all Hunter irrigation valves with Rainbird valves. Our current landscaping company states Rainbirds have the vertical port that allows for cleaning of the bonnets. The Hunter valves have a horizontal turn in the bonnet that gets clogged and cannot be cleaned out. Valves are failing on an average of every 2-4 years. Typically the valves should last 10-15 years.

Caterpillar infested trees: Merit drench, which is an insecticidal treatment that is taken up by the roots systemically, worked after the second round of treatment. The trees are healthy again.

Pest Control

We have our last pest control schedule for 2023: December 4. The notices are posted in the bulletin boards.

Ant hills: If you see one, please contact the property manager.

Modifications to your Unit

Owners have the right to make modifications within their unit, at their sole expense, but it **requires prior approval** of the Design Committee as well as the Board of Directors, and is 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.
- Design Review Applications are found at <https://www.kamalaniaouo.com/owner-documents>. This site is password protected. Please email Sean at kamalanisitemanager@gmail.com for the password.

Modifications to Common Elements/Limited Common Elements

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

Pet Poop

Pick up your dog and/or cat waste. Cats need to be on a leash if walking around property too. All pets must be leashed. If you see a violator please inform Site Manager Sean.

2024 Budget Approval

On August 28, 2023, the board held a special meeting pertaining to the budget. Many homeowners joined the zoom call and questions were able to be answered. The board approved the budget on a 7-1 vote. President Lopes did not need to vote as the board approved the budget with majority. Please email Marilyn Chapman if you did not receive the budget summary and new cost for your unit per month via USPS.

UNIT NUMBER <i>Sorted by Percentage of Common Interest (PCI)</i>	PERCENTAGE OF COMMON INTEREST (pci)	MAINTENANCE FEE	RESERVE CONTRIBUTION	INTERNET	TOTAL
16 UNITS 3502, 3504, 3506, 3508, 3701, 3703, 3705, 3707, 501, 503, 505, 507, 701, 703, 705, 707,	0.00466	\$388.45	\$31.31	\$25.00	\$444.76
8 UNITS 802, 804, 806, 808, 901, 903, 905, 907	0.00467	\$389.28	\$31.38	\$25.00	\$445.66
36 UNITS 3802, 3804, 3806, 3808, 3902, 3904, 3906, 3908, 302, 304, 306, 308, 402, 404, 406, 408, 602, 604, 606, 608, 1002, 1004, 1006, 1008, 1101, 1103, 1105, 1107, 1202, 1204, 1206, 1208, 1301, 1303, 1305, 1307	0.00497	\$414.29	\$33.39	\$25.00	\$472.68
32 UNITS 3501, 3503, 3505, 3507, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3702, 3704, 3706, 3708, 502, 504, 506, 508, 702, 704, 706, 708, 801, 803, 805, 807, 902, 904, 906, 908	0.00572	\$476.81	\$38.43	\$25.00	\$540.24
4 UNITS 1401, 1402, 1403, 1404	0.00632	\$526.82	\$42.46	\$25.00	\$594.28
40 UNITS 3801, 3803, 3805, 3807, 3901, 3903, 3905, 3907, 301, 303, 1405, 1406, 1407, 1408, 305, 307 401, 403, 405, 407, 601, 603, 605, 607, 1001, 1003, 1005, 1007, 1102, 1104, 1106, 1108, 1201, 1203, 1205, 1207, 1302, 1304, 1306, 1308,	0.00633	\$527.66	\$42.53	\$25.00	\$595.19
18 UNITS 1501, 1504, 1601, 1604, 1701, 1704, 1801, 1802, 1901, 1904, 2001, 2002, 2101, 2104, 2201, 2204, 2301, 2306	0.00726	\$605.18	\$48.78	\$25.00	\$678.96
16 UNITS 1502, 1503, 1602, 1603, 1702, 1703, 1902, 1903, 2102, 2103, 2202, 2203, 2302, 2303, 2304, 2305	0.00731	\$609.35	\$49.12	\$25.00	\$683.47

No Harassment Tolerance

B.2 of House Rules state:

2. CONDUCT OF OCCUPANTS AND GUESTS. No nuisances shall be allowed in the Units that are a source of annoyance to the Owners or occupants of the other Units, or which interferes with the peaceful possession or proper use of a Unit by its Owners or Occupants. **An Owner shall be responsible for the conduct of any of his/her Occupants and Guests. An Owner shall, upon request of the Board or the Managing Agent, immediately abate and/or remove, at his sole cost and expense, any structure, person or condition that may exist with regard to the Unit and its occupancy or use that is contrary to the intent and meaning of the provisions herein.** Owners shall, upon request of the Board or the Managing Agent, be prepared to immediately remove any Occupant or Guest from the Project, without compensation for lost rentals or profits, or any other economic or other damage resulting therefrom.

Dryer Vent Cleaning Precaution

In the past, after the vent cleaning was done, there were several units where the silver dryer vent hose that goes from the back of the dryer and connects to the wall and vents to the outside became disconnected. This allowed lint to get blown out into the laundry closet area and collect on the floor around the washer. Some homeowners have upgraded the connector clamps. Owners may want to double check the connection after the cleaning in their unit is complete or even upgrade the connector clamps as an additional safety measure.



Kamalani is having its dryer vents cleaned. Follow these simple instructions and everything will be smooth and straight forward.

1. FLATS: Please make sure that your laundry room is unlocked and that your pets are inside. If you are on the bottom floor, the vent cleaners can use their ladder to climb over and access your dryer. Just make sure that there is a clear path on the inside of your fence.
2. TOWN HOMES: The dryer vent cleaners have to access your vent from the roof of the town homes. They need to have reverse pressure on the exhaust as they clean the line. This means that they need your dryer to be on. Please plan on being home, or at least having your dryer on timed dry for the maximum amount of time when you leave your place in the morning.

**NOTE* Building numbers are based on unit number. For example, Building 3 is unit 301-308*

Monday October 30 — Buildings 3, 4, 14
Tuesday October 31 — Buildings 5, 6, 7
Wednesday November 1 — Buildings 8, 9, 10
Thursday November 2 — Buildings 11, 12, 13
Friday November 3 — Buildings 35, 36, 37
Monday November 6 — Buildings 38, 39 and Townhome 19
Tuesday November 7 — Townhomes 15, 16, 17, 18
Wednesday November 8 — Townhomes 20, 21, 22, 23