

KAMALANI AOOU BOARD OF DIRECTORS

PRESIDENT Term Expires
Justin Allen 2024

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Sherry LeMaster 2024

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

SITE MANAGER
Sean Housman
kamalanisitemanager@gmail.com



AUGUST
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 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.kamalaniaoou.com

AUGUST 2022

President's Message

Dear Kamalani Homeowners,

I appreciate the 10-12 homeowners that showed up to the June Board Meeting. Your opinion is valued and heard.

I encourage homeowner voice, engagement, and pride in our community. Please remember though, there are 170 unit owners and the board has a fiduciary duty to all 170 units, not to our individual interests or individual interests of owners.

The Landscaping Committee heard the concerns of the owners at the June Board Meeting. We immediately took action and had discussions with Maui Commercial Landscaping (MCL) based on owner feedback. We knew there were landscaping issues but we were able to voice our concerns further with MCL based on the feedback from owners. MCL was very responsive to our concerns and have installed action plans to get the Kamalani property adequately addressed. More on this in the landscaping portion of the newsletter.

Sincerely,

Justin Allen

Landscaping Update

There are many landscaping updates to provide. The first is that we (Landscaping Committee) spent four hours over the course of two days (July 8 & July 12) walking the property with MCL. We turned on all 42 zones on the side of the property that has buildings 3-23 and the common area on Kamahiwa Parkway (four battery powered zones). We found many areas in which pop up heads were broken, blocked by bushes, or needed to be addressed in other ways. You may have also noticed that the grass was cut lower than normal during the week of July 11-15. This was planned due to the irrigation walk showing the grass was often too high for sprinkler heads to hit the needed areas. The brown spots will soon be green as now they are receiving adequate water. The grass will continue to be cut this short to ensure proper irrigation function. We placed orange and pink flags on the areas that need to be addressed. MCL will be addressing these over the course of the next weeks and we will likely be scheduling a walk in the areas of buildings 35-39. We have a budget in our reserves to fix irrigation this year. This information can be found in our annual budget OR in the Reserve Study. Both are found on our kamalaniaoou.com website.

The second update we can provide is that the board approved two extra fertilizations to be incorporated into our landscaping. This cost was an additional \$1,200 per fertilization or \$2,400 total for the year. This means our landscaping will now be fertilized quarterly. YAY!

The third update is we have had conversations with MCL regarding the monetary increase that they need to make sure they can staff the property adequately and not lose money on the property. This is due to inflation, the working climate, etc. We discussed many of the issues we had with MCL and staffing at our last board meeting. The good news is we requested MCL to ask for a small increase and show us improvement to the property before they ask for their significant increase. MCL agreed that they need to show improvements before asking for the significant increase. We should be receiving the official proposal before our July 25 meeting and able to take action on the proposal during said meeting. The idea is that MCL would ask for a small increase now and then we evaluate the improvements on the property. We would then go out to bid for landscaping quotes towards the end of the year (when MCL contract ends) and evaluate which bid best suits the property.

On Tuesday, July 19, Clear View Landscaping started the flower bed remediation fronting building thirteen. The board has a priority list of flower beds that need attention due to grass and/or weeds invading the flower beds.

MCL did not bid on the flower bed remediation at this time as they are not able to take on additional work. The board received two bids and Clear View was the winning bidder.

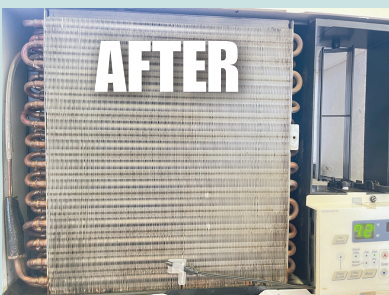
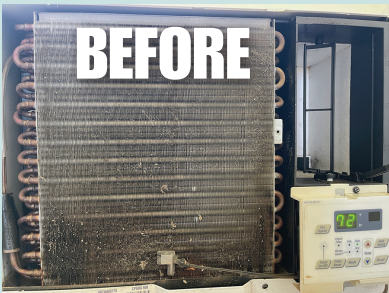
The board will evaluate the work that they do and decide whether to use Clear View to remediate additional flower beds. The goal is to remediate all the flower's beds that need attention. This includes raising the borders that keep out grass, and replanting the beds as needed.

Please know that Landscaping is not the only thing the board has on their mind but it is a big priority. If you have any questions, comments, or concerns please come by our board meeting OR email Sean at kamalanisitemanager@gmail.com.

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.



SITE MANAGER REPORT

Aloha to all of you at Kamalani. The property is always changing and I believe we are heading in a positive direction. Thank you to each of you for making Kamalani a great community. I have a six items below that I would like to mention:

Trash being left by the dumpsters

- There are still people disregarding the signs and leaving very large items by the dumpsters including rugs, furniture and TV'S. Leaving items near the dumpsters takes my attention away from the valuable work that needs to be done for all Kamalani residents. Please be respectful to your neighbors and take large items to the Maui dump.

Solar Vents

- On top of the flats buildings at Kamalani are solar powered vents. Occasionally they catch the wind and blow off their hinges. Right now there are two vents that need to be repaired. One is on building 5 and the other is on building 38. I am waiting for direction from the board on how to proceed.

Feral Cats

- There are still many feral cats around Kamalani. I have heard that residents have been feeding them. I have been telling residents along the gulch to not feed them. Please don't feed the cats! Anyone seen feeding the feral cats will be fined after the first warning.

Landscaping.

- We had a landscaping irrigation walk around with Chris from MCL. That's what all the pink flags are about. MCL will be repairing the sprinkler heads flagged in each zone.

Tree care.

- The base care and deep root fertilization of 7 trees has improved the condition of those trees. I would like to select another 10 trees to be treated in the near future.
- There are three yellow tecoma trees in front of unit 9,12, and 13 that need to be removed. They are dangerous when the wind gets strong. I asked the arborist about them when they came out and they said they could probably save them but that they would always look strange. I think it's best to just take them out and possibly consider replacing them with a tree that is more suited for the wind.

Air in water lines

- It was reported from several units that the water was coming out of the faucets cloudy. The county water guys came and "bled the lines" by opening the fire hydrants. This solved the problem for most units. If you are still experiencing this problem please turn all of your facets on at the same time for 3-5 minutes.

MAHALO,
Sean Housman

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.

Lanscaping Images

BEFORE & AFTER (Building 13)



By Entrance



Around KAMALANI

