

KAMALANI AOUO BOARD OF DIRECTORS

PRESIDENT	Term Expires
Desiree Lopes	2025
VICE PRESIDENT	
Jon Harman	2025
TREASURER	
Chris Minford	2024
SECRETARY	
Sherry LeMaster	2024
DIRECTORS	
Joshua Martinez	2024
Justin Allen	2024
Gina Strykul	2024
Nicolas Lau	2024
Ronn Wynne	2024
SITE MANAGER	
Sean Housman	
kamalansitemanager@gmail.com	

JUNE / JULY
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: kamalansitemanager@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

JUNE / JULY 2023

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. 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.

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!

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): 53 Votes received so far. 28.2828% in favor & 2.335% against (percentages are based on the entire association).
- 2nd Amendment (staggered terms for elected Board positions): 51 Votes received so far. 29.698% in favor, 2.335%% against (percentages are based on the entire association).

Shut off Valves

The main water shut off valves in all of the townhomes are located outside and underground. Over the last five years these handles, that were galvanized steel, have corroded and began to break. This is obviously a huge safety concern. The board has worked with Maui Plumbing and they are scheduled to come fix these shut offs on Monday June 26 and estimates four days total for repair. The valves will be elevated to above ground, changed to stainless steel, and be placed in a box. The board approved up to \$24,000 for shutoff valve replacement in the townhomes (except building 22) and to save the parts for legal review at the May board meeting. The total cost for this repair will be \$17,515 plus tax.

General Updates

• Guest Parking

There has been an abuse of guest parking, including an increase of unauthorized overnight guest parking. Vehicles will be tagged with Violation stickers that cannot be easily removed. This HOA violation will be enforced and violators will have their vehicles towed at the owner's expense.

• Coming Soon: Town Hall Event

The Association's attorneys will be hosting a Town Hall meeting to discuss their investigation of construction defects at the project. The Association's attorneys sent out a mailing regarding this town hall event on 6/14/23. The meeting will be on Thursday, June 29, 2023 at 5 pm HST. The meeting will be by Zoom. Owners are encouraged to attend and ask questions.

• 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.

• Parking in a blue handicap striped area is a violation.

All owners and tenants should park in their assigned stalls.

• Street Addresses on Google Maps

The board chose to accept Julie Cohen's offer to correct the building numbers on Google Maps. This should help with emergency crews, guests, and other parties finding the correct buildings when coming into property.

Meeting Updates

• Next Board Meeting(s)

The board has decided to conduct meetings once every two months. If a meeting needs to be held on an off month, proper notification via bulletin boards will be given.

The tentative board meeting schedule for the remainder of the year is as follows:

- Monday, July 24, 2023, 5:30 pm.
- Monday, September 25, 2023, 5:30 pm.
- Monday, December 4, 2023, 5:30 pm.

• Kamalani Recycling

Mahalo to Ryan Nishita for volunteering to personally handle recycling these last 5 years. If anyone wants to volunteer please let us know by contacting Site Manager Sean.

Pressure Washing:

Currently in progress and scheduled to end by June 22nd. Please check your email for your building scheduled date.

1. VEHICLES must be parked at least 50 ft. from every building being cleaned. We will not be held responsible for any vehicles parked within 50 ft. of buildings being cleaned. If your building is being washed, please use guest parking for the day.

2. PERSONAL PROPERTY / ITEMS must be removed from within 50 ft. of buildings being cleaned. We will not be held responsible for any property/ITEMS left within 50 ft. of buildings being cleaned.

3. LEAKS are possible, typically around windows, doors, and a/c units. Please prepare condominium/house by placing towels inside windows, doors, and a/c units in case of leakage. Please lock all windows closed.

4. PETS must be kept inside or leashed at all times when we are working in proximity of your building. Please wait until the area is fully dry to re-enter.

5. PRESSURE and CHEMICALS are typically used for our cleaning processes; please do not come within 50 ft. of our equipment or working employees. Please express any concerns or potential allergies directly to the property manager. When entering and exiting a condominium/house, please exercise caution. Please wait until the area is fully dry to re-enter.

Building 35 - June 20

Building 36 - June 21

Building 37 - June 22

Parking Enforcement Committee

Non-boardmembers are welcome to join. The committee's vision is to create a harmonious community by ensuring fair enforcement of parking rules and efficient management of guest parking. Our mission involves regulating guest parking policies, promoting safety and accessibility, and maintaining a well-organized parking environment. We'll achieve this through clear guidelines, regular patrols, and appropriate actions against violators. The committee is actively collaborating with homeowners, educates residents, and encouraging open communication to address concerns and maintain a peaceful living experience for all.

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.

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.



- 2023 SCHEDULE**
- June 5th, 8am
 - September 4th, 8am
 - December 4th, 8am

House Rule Enforcement Committee:

We can have non-board members join this committee. Mission and vision statement coming as soon as the committee is formed.

Hawaii Gas Update:

Late at night on 6/14/2023, news broke that the Union Workers and Hawaii Gas reached a three year agreement. Nonetheless, strike is over and we should not have any disruptions to Kamalani residents' gas supply.

Reserve Study Committee:

We have an updated Reserve Study. Please email Site Manager Sean if you would like to join the Reserve Study Committee that reviews the most recent study and makes recommendations regarding the results of the study.

Landscaping:

- Fertilizations happening again in April.
- Tree Replacement since the end of January.

*Four (4) Pink Tacomas @ \$400-\$1,600 plus tax. This is \$350/tree and \$50/tree for labor and staking.

*Four (4) Tulipwood @ \$400-\$1,600 plus tax. This is \$350/tree and \$50/tree for labor and staking.

*The previously approved five (5) heliotropes @ \$300 a piece have been changed to up to 15 areca palms at \$100/palm. This is \$50 for the palm and \$50 to plant each one. These palms will come to us around 4 feet tall. The reason for the change is heliotropes don't grow well in Kamalani soil.

*Three (3) manilla palms and four (4) fishtail palms donated and planted on property.

*There are up to 16 trees infested with caterpillars. TREATMENT did not work. Landscaping Committee with visit options for further remediation or replacement of infected trees.

-One (1) six-cubic yard Green Waste Bin was installed at Kamalani for Maui Commercial Landscaping (MCL) to dispose of green waste at our property. This container was placed in an existing trash bin area in the townhomes. It is also serviced by our current trash team (Waste Pro Hawaii). This green waste bin will be serviced once a week and is exclusively for MCL.

MCL is paying for the container and service themselves. This allows for them to spend more time at our property and not have to leave 30 minutes to 1 hour earlier to dispose of green waste at the county. We consider this a great WIN-WIN for the community and MCL.

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.

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.