

**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	
kamalansitemanager@gmail.com	

**NOV / DEC
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: 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

NOV / DEC 2022

Site Manager's Report

MELE KALIKIMAKA, Kamalani Owners!

• Christmas Decorations.

It's that time of year again. It's beginning to look a lot like Christmas here at Kamalani. Please remember that the house rules state that holiday decorations are allowed 30 days before and 15 days after the holiday.

• Holiday Trash Schedule

Due to all the extra rubbish that we end up having during Christmas, we will be having Wastepro come for trash pickup 3 times per week the week before and after Christmas.

• 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.

*wahalo,
Sean Housman*

Landscaping Update

• On October 24, 2022 the Kamalani Board of Directors (BOD) approved Option D from the Maui Commercial Landscaping Contract Renewal. The contract is amended to state, "An increase in manpower for the Kamalani workforce. One additional worker, 5 days per week. Personnel will include a supervisor 3 days per week. With the additional 4th worker, emphasis will be placed on bed remediation and planter bed care 3 days per week. Labor for bed remediation included. Plants and other materials will be billed separately." This renewal will take the Landscaping monthly budget from \$15,656+\$729.57(GET)= \$16,385.57/month up to \$25,300+\$1,178.98(GET)= **\$26,478.98/ month starting January 1, 2023.** The Kamalani BOD would like to emphasize the addition of an extra worker to this new contract and the focus of this worker to planter bed remediation. We feel this is a win-win for the community.

• The Kamalani BOD voted to have the Irrigation fixed and extended for Zone 1 near building 3. This was a \$968.47 needed repair and upgrade. It was completed on Sunday November 20, 2022.

• Tree Replacement: There are many areas around Kamalani that have had trees destroyed by the wind or by vandalism. Currently the board has received quotes and cost can vary from \$100 per Areca palm up to \$1,500 per manilla palm. The Kamalani BOD decided to table this discussion further to receive more quotes for the replacement of trees. We plan to continue this conversation at the December 5, 2022 meeting.

• There are up to 16 trees infested with caterpillars. Treatment from MCL is \$50/tree. This treatment includes a trunk injection which then sends the injection into the leaves. This injection detours caterpillars from harvesting on the trees. The Kamalani BOD voted to have eight (8) trees treated near buildings 7, 8, & 9. We will see how the trees respond to this treatment before we move forward with the other eight. The total cost for the eight (8) trees was \$400 plus GET. This was completed on November 23, 2022.

• 2023 Budget & 20% Insurance Increase:

The 2023 budget was approved at the 8/29 board meeting. The new maintenance fees effective January 1, 2023 as follows:

unit profile	PCI %	Maintenance Fee	Reserve Fee	Internet Fee	Total
1	0.00466	\$ 366.73	\$ 22.27	\$ 25.00	\$ 414.00
2	.00467	\$ 367.52	\$ 22.32	\$ 25.00	\$ 414.84
3	.00497	\$ 391.13	\$ 23.76	\$ 25.00	\$ 439.89
4	0.00572	\$ 450.15	\$ 27.34	\$ 25.00	\$ 502.49
5	.00632	\$ 497.37	\$ 30.21	\$ 25.00	\$ 552.58
6	0.00633	\$ 498.16	\$ 30.26	\$ 25.00	\$ 553.42
7	.00726	\$ 571.35	\$ 34.70	\$ 25.00	\$ 631.05
8	.00731	\$ 575.28	\$ 34.94	\$ 25.00	\$ 635.22

• DRC Openings - The Design Committee is looking for volunteers to serve. This is a five member committee, and we have the five positions filled. However, we could still use one or two more volunteers on this committee to help review applications. We can have more than five members if we have enough volunteers.

• Pressure Washing Buildings: Site Manager Sean is in the process of gathering quotes for pressure washing of the buildings. This was last completed in 2021. Once we gather quotes the Kamalani BOD will vote to approve a quote and get this scheduled for the middle of the 2023 calendar year.

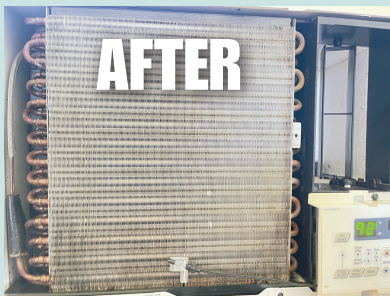
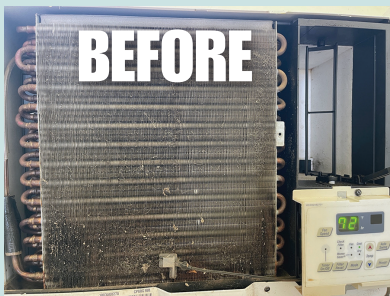


Reminder ... Maintenance



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 your unit. It is recommended that the handle on the shutoff valve is turned closed and opened twice a year to keep it from getting frozen.

• ELECTRIC VEHICLE CHARGING STATIONS:

Unfortunately, Kamalani was not designed for EV Stations. The house rules do not allow for plug-ins from the unit to cross the sidewalks, walkways, or pathways. All sidewalks, walkways, pathways, recreational areas and roadways must not be obstructed or used for any purpose other than ingress and egress. This is for the safety and protection of persons on property, and the protection of the Association from personal injury lawsuits. Installation of an EV Station is solely an owner improvement. Owners may submit an application to the Design Review Committee with a design and installation plan that meets all design rules and guidelines, is in compliance with the house rules, bears all costs of improvement and maintenance, and responsible for additional fees assessed for review of plans and external third-party review as deemed necessary.

• Call to Action:

The Kamalani BOD has seen some turnover since its inception. Most notably there are five (5) or more board members since COVID has begun. The BOD do their best to complete its fiduciary duty to ALL 170 unit owners. We encourage all homeowners to submit a letter of interest to run for the board seats that are up for reelection at our annual meeting (March 18, 2022). Please submit these letters of interests to Marilyn Chapman at MarilynC@hmcmtg.com. The way the BOD positions are currently staggered is we have two (2) seats up for reelection in 2023 and seven (7) up for reelection in 2024. We are exploring ways to get the reelection seats more evenly split over the course of two years. For example, on odd years four seats would be up for election and on even years five seats (or something like this). We may have one (1) or more board members that will gracefully “bow out” at the end of his/her term. It takes the whole community and LEADERS to step up and fill these board positions. Anyone can sit in the bleachers and be an All-American Coach... but we need volunteers to serve.

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.

Happy Holidays

