

**KAMALANI AOUO
BOARD OF DIRECTORS**

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VICE PRESIDENT	
Josh Martinez	2024
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Justin Allen	2024
Gina Strykul	2024
Nicolas Lau	2024
Ronn Wynne	2024
SITE MANAGER	
Sean Housman	
kamalansitemanager@gmail.com	

**SEPTEMBER
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

SEPTEMBER 2022

Site Manager's Report

Aloha to each of you on the AOUO board at Kamalani.

There are always new things to be excited by, and challenged by as well. Kamalani will always have its share of challenges. Since our last meeting there have been some good changes to the property. There are also a couple of things that need more attention.

- Kids pranks**- There have been a few reports of kids knocking on doors and running away. This is frustrating, but if we get a photo or video of the kids responsible, we can address it with their parents.
- Snail Treatment**- It's that time of year again. Snails are beginning to find their way onto property. By the time of the board meeting, the snail treatment will have been done. The product that we use is non toxic to pets or plants. It is called Sluggo with an active ingredient of iron phosphate. It's basically like putting down salt, but it does not hurt the plants.
- Feral Cats**- The feral cat issue is getting worse around Kamalani. I continue to get complaints however, there isn't anything I can do other than strongly urge the residents. If you are feeding feral cats, you are creating a problem. Cats that are not fed begin to hunt rodents in the gulch. If you feed them, they lose their drive to hunt and thus not only do you encourage cats that could be carrying disease to be around the buildings and pooping on our grass, but also you allow there to become an increasing rodent problem. UNDER NO circumstance should residents be feeding or leaving water for the cats.
- Landscaping**- We had one of the three yellow tecoma trees that I had mentioned in my last managers report fall. Luckily it went down into an empty parking spot and only lightly scratched up a truck. The remaining trees that are a danger in front of unit 9,12, and 13 are going to be removed before the board meeting.

5. Fire Sprinkler Repairs- Maui Plumbing has their fire team addressing the FDC repair at 36 and 38 Kihalani street. They came out and sent a camera down the line to see why it wasn't holding pressure. They didn't find any visible leaks. They are still waiting on their supplier for the next stage of the repair.

wahalo,
Sean Housman

Landscaping Update

- Gulch**- Bayer has removed two fallen trees and one overgrown tree in the gulch at 8:30 am on Monday August 22, 2022. This is a third party company that is removing the potential flood hazards for Bayer. Bayer is paying for this and the association endures no cost.
- ClearView Landscaping** - Another landscaping company was contracted to remediate the flower bed by Building 13. This was completed on the week of July 25th. Items addressed were to take everything out in flower bed, the entire length of building 13. Weed remediation (possibly put down weed barrier), Soil prep & Replant new plants every one foot, on center. It will fill-in quickly - one to two months.
- Maui Commercial Landscaping** - August 10th a tree fell between building 11 & 12 that had to be cut / removed. August 15th snail treatment was completed across Kamalani. MCL has fertilized areas around buildings 3-14 and buildings 15-23 and 35-39. August 21st MCL removed weeds from the front lot space by building 3 to prevent fire hazards.

MCL has amended the Landscape Maintenance Contract between Maui Commercial Landscaping Inc and Kamalani Homeowners Association (collectively the "Parties") for landscaping services

The increase began August 1, 2022 and it includes the following:

- Personnel of (3) on the property 5 days per week
- A Supervisor 3 days per week
- Fertilization schedule is now increased to every 3 months.

Effective January 1, 2023, the contract will be renewed at \$26,000/month to provide for:

- Three(3) workers on property 5 days per week.
- One (1) Supervisor three days a week.
- One (1) additional worker two days a week.
- The additional fertilizers are included and a dedicated worker to address remedial bed work.

This contract will automatically renew every 12 months unless the Client notifies MCL of cancellation with a 30-day written notice.

• 2023 Budget & 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

• **EV 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.

• **DRC Openings** - The Design Committee is looking for two (2) volunteers to serve.