

KAHANA RIDGE

NEWS LETTER

December 2011

Fourth Quarter 2011

Monthly Fees to increase in 2012

As most owners know from the recent Destination Maui correspondence, our monthly fees will increase by \$5.00 per month to \$150.00 per month or by 3.4%.

We maintained the \$145 for the last two years, but we accomplished that by reducing payments to our reserves, and our reserve funding level has declined somewhat, although we are currently funded above the statutory minimum funding.

The Board has managed to do this in spite of dealing with a number of non-performing assets. There are currently 15 homes in various phases of foreclosure, including some with owners in bankruptcy.

There are also a number of delinquent accounts where the owner(s) is not in foreclosure or bankruptcy but are not paying the Association monthly fees. These accounts have been sent to collections and liens are or have been placed on some properties.

Fireworks and New Years Eve

The Association **does not encourage** the use of fireworks on Association common areas and strongly urges owners to use their own property and have water readily available if they are going to set off fireworks.

Fireworks are permitted on Maui only on the days and times listed below.

- New Years - December 31st from 9:00 p.m. to 1:00 a.m. on January 1st
- Chinese New Year's - Chinese New Year's Day from 7:00 a.m. to 7:00 p.m.
- Independence Day - July 4th from 1:00 p.m. to 9:00 p.m.

Firecrackers are only allowed with a \$25 permit and violations are subject to \$2000 in fines.

Fireworks permits are available at the following locations on Maui:

Maui Fire Prevention Bureau – Wailuku

Department of Parks and Recreation Permit Office at Lahaina Civic Center

Check the following website - <http://co.maui.hi.us/index.aspx?NID=1217>

House Sales 2011

Kahana Ridge house sales totaled 13 houses for the year and one vacant lot. Of the thirteen houses sold, two were foreclosures and four were "short sales".

Financial

To date in 2011, the Association is owed just over \$35,797 in fees and fines over 90 days in arrears. The Association, with the help of a collection agency, has collected \$12,874 in past due money this year, but not without additional costs. And in 2010 the Association's auditor required us to write off \$5,132 in bad debts. Hopefully it will be much less this year.

Boarding House Rentals

Some owners have complained about neighboring rentals that have excessive parking and noise problems. The Association is doing everything possible to eliminate these illegal rentals, but it takes an excessive amount of time, effort, and follow-up. Please bear with us.

House Construction Projects

In 2011 there was one new house completed. There is one lot with approved plans that should begin construction any time in the near future in 2012. There are still 20 vacant lots remaining within the subdivision.

Solar Panel Project

Our project is just about complete and should begin collecting in early January 2012. Our Site manager needs to be commended for his follow through and assistance in obtaining the permits for our solar project. Errors in record keeping at the County almost jeopardized the project but his continual follow up insured that the permit was granted for the project in a timely manner.

While we anticipate cost savings from this solar system because of lower electric bills to supply electricity for the subdivision street lights, sewer booster and irrigation pumps, we do not know the exact savings at this time. Although we anticipate a savings, that may eventually effect monthly dues, we want to first back-fill reserves that we have been funding at a lower level in an attempt to keep the monthly fees reasonable for our property owners.

We should have reliable data by mid-year that we can better estimate our annual savings from the solar panel system.

Street Repairs

Repairs to cracks and decomposing pavement will be undertaken in selected locations within the next few months and may temporarily interfere with traffic. Please kokua.

Rules for Off-Island Owner Rentals - REMINDER

Kahana Ridge Administrative House Rules, Covenant Enforcement and Administrative Rules Manual, Rule 14 requires owners living off-island to provide the Association, (through correspondence to Destination Maui), the name and address of a local On-Island Rental Agent, as Rule 14 explains below:

The Association finds it necessary for the safety and health of neighboring residents and for the purpose of emergency notifications to have on file, in the Property Management Company office, the name, address and telephone number of the owner's local on-island (Maui) rental agent.

Overnight Street Parking Prohibited – REMINDER

Vehicles parked overnight on Kahana Ridge streets will be either ticketed, (first and second violation) or wheel locked or towed (third violation), at the vehicle owners expense.

You may contact the Board through the Kahana Ridge Website at <http://kahanaridge.org>

MERRY CHRISTMAS (Belated) & HAPPY NEW YEAR