

**KAMALANI AOOU
BOARD OF DIRECTORS**

PRESIDENT Term Expires
Justin Allen 2022

VICE PRESIDENT
Desiree Lopes 2023

TREASURER
Sherry LeMaster 2022

SECRETARY
Chris Minford 2022

DIRECTORS
John Harman 2023
Josh Martinez 2022
Gina Strykul 2022
Phil Winter 2022
Nicolas Lau 2022

SITE MANAGER
Sean Housman



**JAN / FEB
2022**



**NEWSLETTER
CONTACT INFO**

The board's newsletter will be usually 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.



E noho kāua

Let's Stay in Touch • A Newsletter from Kamalani Board of Directors

www.kamalaniaouo.com

BULLETIN BOARD EDITION



JAN / FEB 2022

President's Message

Dear Kamalani Homeowners and Community Members,



I am pleased to inform you that after extensive vetting and interviewing candidates for the open site manager job, the board unanimously approved the hire of Sean Housman. Most of you are familiar with Sean, as he worked as the site manager for three years (2018-2021). Sean applied for the position and brought expertise to this site manager position that is unmatched. Please know that the board had very active discussions with Sean to ensure that both he and the board are 100% bought into helping Kamalani and its community members. Sean is eager to work with the new board as we have great energy and motivation to continue to make Kamalani the most desirable condo association in Kihei.

I want to end by saying that I hope each one of you attend the upcoming yearly meeting. We will be conducting it via Zoom again due to the local and state restrictions. **Please send in your proxies as soon as possible.** I don't want to go knocking on doors again to reach 33%. 😊

Kamalani Board President **Justin Allen**



Calendar

Feb. 22, 2022 Board Meeting
Mar, 12, 2022 Annual Meeting

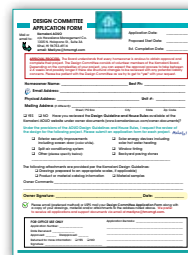
Kamalani Property Insurance Awareness



Insurance rates continue rising significantly across the country. We need to be mindful of the potential insurance rate increases that might hit Kamalani. In the first half of 2021, an estimated \$42 billion in insured property losses was recorded by the insurance industry — a 10-year high. To make matters worse, current inflation rates are causing the replacement costs for claims to be much more expensive, driven by the cost of lumber, steel and wages.

Insurance carriers are inspecting properties they insure much more closely and making additional requirements to provide coverage. This is all in an effort to be proactive to reduce claims and the associated costs. Properties which have multiple loss claims or those who do not follow recommended mitigation efforts could find it difficult or exceedingly expensive to insure their property.

New Design Application Form and Approval

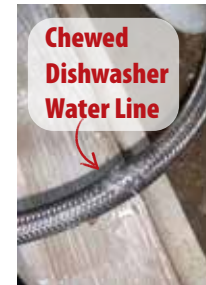


The Board understands that every homeowner is anxious to obtain approval and complete their project. The **Design Committee** consists of volunteer members of the Kamalani Board. Depending on the complexities of your project, you can expect the approval process to take between 2-6 weeks and possibly longer if there are structural changes to be reviewed with any potential liability concerns. Please be patient with the Design Committee as we try to get to **"yes"** with your request. Our site manager will be the liaison between the homeowner and the design committee. **You can download the new application form on the Kamalani website.**

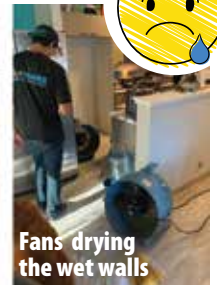
AOUO Fee Reminder — Please remember the new 2022 HOA fee schedule. AOUO fees are due on the first. On the 10th, a late fee is applied of \$50.00 and interest charges begin to accrue.



Don't Let This Happen To Your Condo!



Chewed Dishwasher Water Line



Fans drying the wet walls



Rat chews through dishwasher supply line and floods two Kamalani Condos

Rodents can be destructive creatures and we have plenty rats and mice in the area. A couple years ago two of our homeowners experienced an unpleasant rodent event. In the middle of the night a rat chewed through the water supply line of the dishwasher and flooded two units. The damage, expense, plus the inconvenience of moving out was significant along with the frustrating insurance claim process. Insurance companies are very sensitive to water damage events and too many claims can cause an increase in premiums or possibly insurance coverage cancellation.

Homeowners can be proactive to prevent a water line leak event by installing **WiFi Water Leak Sensors** which provides an audible alarm along with cell phone and email alerts. These sensors are available from Amazon with a cost of around \$50 and can be placed under the dishwasher, refrigerators with an ice making water line, bathroom toilets and sinks. It's a small investment which can save a family much grief and indicate to our insurance carrier that Kamalani is a community that is proactive in loss prevention.



***** PLEASE BE PROACTIVE *****



Sean's Korner

Sean Housman
Kamalani Site Manager
kamalanisitemanager@gmail.com



Snails

I am happy to report that the snails are dead at Kamalani. Snail treatment was included in the landscaping contract, so I got MCL to put down 250lbs of "Sluggo" (basically zinc oxide that is plant and animal friendly).

Guest Parking Violations.

We have had several guest parking violators here recently. This has led to only one towing since everyone else showed up to move their own car. Unfortunately none of the three cars belonged to Kamalani Residents.

Landscaping

Soil issues — The soil is pretty bad at Kamalani. It seems like everything is struggling to grow here except the weeds. I have asked Chris to get a soil analysis done so that we can find out exactly what our soil is lacking. I believe that this will lead us toward a better understanding of exactly what we need to be using as fertilizer.

Landscape crew shortages — As you all are well aware, the landscaping crew has been dealing with some setbacks. Recently the Kamalani crew was out with Covid and a crew from another property was coming to Kamalani for half days.

Weeds — One of the major problems that we are having at Kamalani is **El Toro Grass** taking over the ground cover. There are a couple of things that MCL is trying. One is an herbicide called **Fusilade** that kills grass but not bushes, and the other (particularly in the pohinahina planters) is salt. Pohinahina grows along the coastlines and is salt resistant. One of these two may help greatly.

Rule Violations

I have been personally handling the rule violations in the last couple of weeks. It gave me a chance to also introduce myself. From this point on I will be doing it the standard way through the violation and fine schedule via email.

Mahalo Nui Loa,

Sean Housman

Site Manager
Kamalani AOUO



ALERT – Feral Cats!



FERAL CATS are one of the most devastating predators of Hawai'i's unique wildlife. They can also carry several diseases such as, hookworms, toxoplasmosis or cat scratch fever, which can affect humans. As warmer weather and longer days approach they will come into their peak breeding season.

PLEASE DO NOT FEED, LEAVE YOUR PET'S FOOD OUTSIDE OR PROVIDE NIGHTTIME SANCTUARY IN YOUR BACKYARD FOR FERAL CATS.

Trash Violation Reminder



PLEASE DO NOT DISCARD ITEMS OUTSIDE OF THE TRASH BINS, the trash company will not pick them up and our HOA has to pay a third party to have these items removed and taken to the dump. It's a violation of our House Rules and offending homeowners will be warned and fined. *Please be respectful of our community and follow our dumpster rules.*

Speed Bump Action Update



The Kamalani Board has approved the installation of up to 7 speed bumps. Our Site Manager Sean will work with the paving company to determine the most appropriate locations. **Installation scheduled for March 3rd.**

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, March 7 @ 8am
- Monday, June 6 @ 8am
- Monday, September 26 @ 8am
- Monday, December 5 @ 8am



Suspicious Activities NEIGHBORHOOD CRIME WATCH

SEE SOMETHING SAY SOMETHING



Kamalani has experienced vandalism which cost us all money. There has been some suspicious activity on our property ranging from signs and cars being vandalized to homeless people sleeping or wondering around in our community. If you see any suspicious activities please call the Maui Police Department non-emergency # (808) 244-6400. The MPD will send a patrol car to investigate.

ALERT — Mosquitoes



It's Maui's raining season. Please check your yard for standing water that is a breeding area for mosquitoes. Mosquitoes cause more worldwide human suffering than any other organism. Not only can mosquitoes carry diseases that afflict humans, they also transmit several diseases and parasites that dogs and horses are very susceptible to.

Water Usage Update



Water is our single largest expense and can dramatically cause an increase in our monthly dues. It is one expense which we can influence by simple conservation efforts. Historical water bill usage cost:

August - \$13,587. September - \$12,181. October - \$8,790. November - \$7,602. Our usage jumps dramatically during summer months because of landscape requirements.



WE CAN SAVE WATER TOGETHER



Reduce toilet water usage



Fill bathtub halfway



Don't leave tap running



Use a glass of water when brushing your teeth

Run full loads in washer and dishwasher

