

**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



**MARCH
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

MARCH 2022

President's Message

Aloha Kamalani Homeowners and Community Residence,



We are making great strides in our community. We are continually welcoming new members into our community as renters or new homeowners. So please, go say hi to your neighbor if you haven't already done so. As we move towards what we hope is the transition from a pandemic to an endemic, the board is going to consider trying to host a community meet and greet. We will have to watch the state and county mandates to make sure we are compliant with them. The details haven't been worked out yet, but this is a goal of mine and the board. Community building through in-person interactions is always a positive; as long as we are safe doing so.

VOTE Again, this is my **last reminder** to fill out your proxy forms and vote for board members. We now have eight (8) people running for seven (7) positions. John Harman (Director) and Desiree Lopes (Vice President) are not up for election as they are on two year terms. All other positions are open, so please vote. You may also write in names on the blank spaces of the voting form. However, make sure you read the directions as you can only vote for seven (7) people. Stay safe and well.

Kamalani Board President *Justin Allen*

Mark Your Calendar



March 16, 2022 Board Meeting
March 19, 2022 Annual Meeting

Landscape Update and Soil Test Results

The Board, our Site Manager and our Landscape Service have been working diligently to tackle our landscape issues. It's a slow process but we are making headway. Our front entrance is coming along nicely as you can see from the BEFORE and AFTER pictures. Chris, at **Mauui Commercial Landscaping** continues to tackle the overgrowth of weeds in our gardens and lawn. Chris is using a chemical called **FLUAZIFOP** which is a garden grass killer that kills weedy grasses without injuring ornamental plants.



As most residence have noticed some areas in our development the trees thrive and in other areas our trees struggle. We recently did a soil analysis and the results showed that we have a problem with our pH balance and low nitrogen. The report (small pic below) will be posted in the bulletin boards. There are fertilizer options that may help correct this issue and the Board is in the process of reviewing those options.

Graphical Soil Analysis Report

DATE OF REPORT: 02/03/22 LAB NO: 54050 SAMPLE ID: SS1 PAGE: 1

Very Low	Low	Medium	High
4.6	11	51	46
348	438	2454	93
9	1.7	1	6
0.6	0.6	0.4	

YIKES! - An Expensive Design Modification Experience!



We are seeing an increasing number of homeowners bypassing the **Kamalani Design Approval Application Process** for exterior and interior modifications. Unfortunately, this can cause much time, effort and legal expense for the association to sort out. It also can be an exceptionally frustrating and expensive process for the offending homeowner. **The Kamalani bylaws state that the Board can require any unapproved modification to be returned to its original design state within 30 days of notice.**

Restoring an unapproved design change can be an expensive restoration process coupled with the legal communication and follow-up inspections involved. In one instance a Kamalani unit remodeled their kitchen/dinning area involving the common wall and electrical moved. The unit was subsequently sold. Modifying a common wall can cause a dramatic increase in the transfer of noise to a neighboring unit. The new owner was not aware of the unapproved modifications. **Legal complexities can be significant when a homeowner proceeds with unapproved design changes.**

Homeowner's associations place significance on uniformity, particularly when it comes to the exterior appearance of properties in the community. Kamalani has certain HOA restrictions dictating what you can and can't do with your property, including how it should look. The purpose of the Kamalani Design Committee, and ultimately the Board of Directors, is to administer the HOA documents by overseeing changes and modifications to a property through our application and appeal process. The Design Committee desires to get to **"YES"** for homeowners wishing a design change. Ultimately, the design committee and the board of directors must follow the HOA documents and put the interests of the community above the interests of individual homeowner members. The Board encourages homeowners to review all HOA documents concerning design changes and submit a **Design Application Form** for approval. The HOA documents should have been given to you when you purchased your unit. They can also be found on the Kamalani Homeowners website. In the end, it will save all parties much grief and expensive.

Our site manager is the liaison between the homeowner and the design committee. **You can download the design application form on the Kamalani website.**



Sean's Korner

Sean Housman
Kamalani Site Manager
kamalanisitemanager@gmail.com

Kamalani is seeing improvements in 2022! It is good to be back on the property and to see some great things happening.

Solar Vents — We are still working with the needed repair of the solar vent on top of building 38. We are seeing about having the vents secured in the down position so they wont rattle loose in the wind.

Feral Cats — There are still many feral cats around Kamalani. Residences feeding the cats has stopped and the cats haven't been congregating as much, however, the cats are still pooping on the lawns and in residents yard areas. Trapping is being considered.

Landscaping / Soil Issues — The soil analysis came back showing that our soil is low on just about everything but phosphorous and calcium. Chris will begin using a fertilizer that has a higher sulfur content to balance out the pH of our soil and a higher nitrogen rate. This should improve the health of the plants.

Tree Care — We are reviewing a proposal for base care and deep root fertilization of 10 trees. It would be a good way to see if it brings a noticeable improvement to our trees that often seem to struggle here at Kamalani.

Weeds — Fusilade is beginning to work well in the ground cover along the back fence along the gulch from buildings 8-13. Its not an overnight remedy. If the herbicide is too strong it would affect the ground cover. The property is seeing improvement though. I am happy with the progress.

Blue Reflective Pavement Markers — You may have noticed the recent installation of these markers. RPMs are designed to catch the eye of emergency vehicle drivers as they indicate the presence of a fire hydrant on the side of the road.



What's this?

Mahalo
Nui Loa,

Sean
Housman

Site Manager
Kamalani AOOU



Dryer Vent Cleaning

Our annual **FIRE PREVENTION** dryer vent cleaning is scheduled for March. Please ensure that the area behind, above and to the sides of dryer appliance is cleared of any cleaning products, detergents, brooms, shelves, bins and such. The town homes need to plan to have their dryers running when the cleaners come to service the vents.



Please secure your family pets prior to arrival!

Tuesday - March 15
Bldg 35 – 8:30 - 9:30am
Bldg 36 – 9:45 - 10:45am
Bldg 37 – 11:00 - 12:00pm

Wednesday - March 16
Bldg 38 – 8:30 - 9:30am
Bldg 39 – 9:45 - 10:45am

Thursday - March 17
Bldg 8 – 8:30 - 9:30am
Bldg 9 – 9:45 - 10:45am
Bldg 10 – 11:00 - 12:00pm

Wednesday - March 23
Bldg 11 – 8:30 - 9:30am
Bldg 12 – 9:45 - 10:45am
Bldg 13 – 11:00 - 12:00pm

Thursday - March 24
Bldg 7 – 8:30 - 9:30am
Bldg 6 – 9:45 - 10:45am
Bldg 5 – 11:00 - 12:00pm

MARK YOUR CALENDAR!

Friday - March 25
Bldg 4 – 8:30 - 9:30am
Bldg 3 – 9:45 - 10:45am
Bldg 14 – 11:00 - 12:00pm

Monday - March 28
Bldg 15 – 8:30 - 9:15am
Bldg 16 – 9:30 - 10:00am
Bldg 17 – 10:15 - 11:00am
Bldg 18 – 11:15 - 11:45am

Tuesday - March 29
Bldg 19 – 8:30 - 9:15am
Bldg 22 – 9:30 - 10:00am
Bldg 20 – 10:15 - 10:45am

Wednesday - March 30
Bldg 21 – 8:30 - 9:15am
Bldg 23 – 9:30 - 10:30am

Speed Bumps Installed

Our seven speed bumps have been installed and this has significantly slowed traffic and provided a safer community for our kids. A **"CAUTION KIDS" / "SPEED BUMPS"** reflective safety sign, designed by the Board's communications team, are also being consider at the front entrance (example pictured).



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



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.

Time for Spring Maintenance



It's that time of the year to give your condo a review for needed maintenance and repairs such as screen doors painted and worn patio umbrellas replaced. **AND**, do not forget the importance of servicing your wall and split air conditioners to restore your systems to peak energy efficiency and eliminate offensive odors and extend the life expectancy. Also, your tankless water heater requires a **yearly system flush** which is a service that **Hawaii Gas (808-877-6557)** can provide. Preventative maintenance now can save you a surprise expense in the future and you know how it goes ... that a/c is going to call it quits during the hottest week of the year and service contractors will be swamped with calls.



The Cool Guys (808-344-8380) and **Chill Tech AC Cleaning (808-633-5073)** seem to be a couple popular choices within our community for air conditioning service.

