

## KAMALANI AOUO BOARD OF DIRECTORS

<b>PRESIDENT</b>	Term Expires
Desiree Lopes	2025
<b>VICE PRESIDENT</b>	
Jon Harman	2025
<b>TREASURER</b>	
Chris Minford	2024
<b>SECRETARY</b>	
Sherry LeMaster	2024
<b>DIRECTORS</b>	
Joshua Martinez	2024
Justin Allen	2024
Gina Strykul	2024
Nicolas Lau	2024
Ronn Wynne	2024
<b>SITE MANAGER</b>	
Sean Housman	
<a href="mailto:kamalanisitemanager@gmail.com">kamalanisitemanager@gmail.com</a>	

AUGUST / SEPTEMBER  
2023



## 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: [kamalanisitemanager@gmail.com](mailto:kamalanisitemanager@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](http://www.kamalaniaouo.com)

**AUGUST / SEPTEMBER 2023**

## President's Message

Aloha Kamalani Owners and Residents,  
We hope this email finds you and your ohana safe and well.

As some of you know Sean is a chaplain with the police department. He is one of three chaplains helping in Lahaina. As I'm sure you can understand, his schedule is very busy. The best way to reach him is via email [kamalanisitemanager@gmail.com](mailto:kamalanisitemanager@gmail.com) and copy Marilyn at [marilyn@hcmgmt.com](mailto:marilyn@hcmgmt.com). If it's urgent, please put in the subject line URGENT.

Aloha,  
Desiree Lopes

## Bylaws Amendment Ballot - Please vote yes or no

Reminder to please vote yes or no and return your ballots in the prepaid return envelope provided. If you have any questions about the amendment, please contact Marilyn Chapman.

- 1st amendment (remove any rights the Developer held in the Project; change number of positions to 7): 53 Votes received so far. 28.2828% in favor & 2.335% against (percentages are based on the entire association).
- 2nd Amendment (staggered terms for elected Board positions): 51 Votes received so far. 29.698% in favor, 2.335%% against (percentages are based on the entire association).

## Hawaiian Telcom Gateway Exchange

Hawaiian Telcom had a very recent new Gateway release. With this development, Hawaiian Telcom will be offering the Gateway exchange to all 170 homes. However, with the recent fires, we are still awaiting confirmation on when these installation dates will be available. Please notify your tenants of this opportunity that way your home does not get overlooked for this free upgrade. These gateways should help with the wifi lag and slow speeds due to a bunch of wifi units being in one general area (up to 8 wifi routers in a building at a time).

## General Updates

### • Guest Parking

There has been an abuse of guest parking, including an increase of unauthorized overnight guest parking. This HOA violation will be enforced and violators will have their vehicles towed at the owner's expense. Please if you have family from Lahaina or upcountry staying with you, let site manager Sean know ASAP [kamalanisitemanager@gmail.com](mailto:kamalanisitemanager@gmail.com).

### • Shut off Valves

The main water shut off valves in all of the townhomes are located outside and underground. Over the last five years these handles, that were galvanized steel, have corroded and began to break. This is obviously a huge safety concern. Maui Plumbing has completed this job.

### • Signs in Kamalani Common Areas

Realtors are posting signs within the property of Kamalani. County roads are fine to post, but posting signs within Kamalani property requires prior board approval.

### • Parking in a blue handicap striped area is a violation.

All owners and tenants should park in their assigned stalls.

### • Next Board Meeting(s)

The board has decided to conduct meetings once every two months. If a meeting needs to be held on an off month, proper notification via bulletin boards will be given.

The tentative board meeting schedule for the remainder of the year is as follows:

- Monday, September 25, 2023, 5:30 pm.
- Monday, December 4, 2023, 5:30 pm.

## Modifications to Your Unit

Owners have the right to make modifications within their unit, at their sole expense, but requires prior approval of the Design Committee Board and subject to the governing documents.

- If you would like to make any modifications in your unit, submit a design review application to Marilyn@hmcmtg.com.
- If you made modifications and received approval, KEEP your approval and application with your important property documents.
- If you made modifications and did not get prior approval, submit a design review application.

## Modifications to Common Elements Limited Common Elements

Modifications to the Common Elements/Limited Common Elements require 100% and/or 67% written consent by owners, as applicable.

## Kamalani Increments Phase 2 & 3 Development

Update from A&B is that they do not currently intend to develop out the remainder of the project themselves. Therefore, they are looking to find another party interested in acquiring the land for residential development.

## 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.

**2023 SCHEDULE** • December 4th, 8am

## House Rule Committee:

We encourage owners to join this committee. Mission and vision statement coming as soon as the committee is formed.

## Pet Poop

Pick up your dog and/or cat waste. Cats need to be on a leash if walking around property too. All pets must be leashed. If you see a violator please inform Site Manager Sean.

## Reserve Study Committee:

We have an updated Reserve Study. Please email Site Manager Sean if you would like to join the Reserve Study Committee that reviews the most recent study and makes recommendations regarding the results of the study.

## 2024 Budget Approval

On August 28, 2023, the board held a special meeting pertaining to the budget. Many homeowners joined the zoom call and questions were able to be answered. The board approved the budget on a 7-1 vote. President Lopes did not need to vote as the board approved the budget with majority. Please email Marilyn Chapman if you did not receive the budget summary and new cost for your unit per month via USPS.

UNIT NUMBER Sorted by Percentage of Common Interest (PCI)	PERCENTAGE OF COMMON INTEREST (ex. 6)	MAINTENANCE FEE	RESERVE CONTRIBUTION	INTERNET	TOTAL
16 UNITS 3502, 3504, 3506, 3508, 3701, 3703, 3705, 3707, 301, 303, 305, 307, 701, 703, 705, 707,	0.00466	\$388.45	\$31.31	\$25.00	\$444.76
8 UNITS 802, 804, 806, 808, 901, 903, 905, 907	0.00467	\$389.28	\$31.38	\$25.00	\$445.66
36 UNITS 3802, 3804, 3806, 3808, 3902, 3904, 3906, 3908, 302, 304, 306, 308, 402, 404, 406, 408, 602, 604, 606, 608, 1002, 1004, 1006, 1008, 1101, 1103, 1105, 1107, 1202, 1204, 1206, 1208, 1301, 1303, 1305, 1307	0.00487	\$414.29	\$33.39	\$25.00	\$472.68
32 UNITS 3501, 3503, 3505, 3507, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3702, 3704, 3706, 3708, 502, 504, 506, 508, 702, 704, 706, 708, 801, 803, 805, 807, 902, 904, 906, 908	0.00512	\$476.81	\$38.43	\$25.00	\$540.24
4 UNITS 1401, 1402, 1403, 1404	0.00632	\$526.82	\$42.46	\$25.00	\$594.28
40 UNITS 3801, 3803, 3805, 3807, 3901, 3903, 3905, 3907, 301, 303, 1405, 1406, 1407, 1408, 305, 307 401, 403, 405, 407, 601, 603, 605, 607, 1001, 1003, 1005, 1007, 1102, 1104, 1106, 1108, 1201, 1203, 1205, 1207, 1302, 1304, 1306, 1308,	0.00623	\$527.86	\$42.53	\$25.00	\$595.19
18 UNITS 1501, 1504, 1601, 1604, 1701, 1704, 1801, 1802, 1901, 1904, 2001, 2002, 2101, 2104, 2201, 2204, 2301, 2306	0.00726	\$605.18	\$48.78	\$25.00	\$678.96
16 UNITS 1502, 1503, 1602, 1603, 1702, 1703, 1902, 1903, 2102, 2103, 2202, 2203, 2302, 2303, 2404, 2305	0.00731	\$609.35	\$48.12	\$25.00	\$683.47

## Landscaping:

There were a total of eight manilla palms and four areca palms planted on property during the month of August.

If you have landscaping concerns please email Marilyn or Sean and they will pass the email off to Justin and the Landscaping Committee. We have received complaints of landscaping looking bad (weeds in bed) and concerns over the gulch. Thank you for bringing this to our attention.

Beds around buildings 15 and 16 have started to be remediated. The bed behind building 3 will be remediated in the coming months. Remediation typically is a 3-4 week process before new plants can be planted and 6 months-1 year before the plants take off to full maturity. Bayer completed substantial work to clean up the gulch and we appreciate them.

## No Harassment Tolerance:

B.2 of House Rules state:

2. CONDUCT OF OCCUPANTS AND GUESTS. No nuisances shall be allowed in the Units that are a source of annoyance to the Owners or occupants of the other Units, or which interferes with the peaceful possession or proper use of a Unit by its Owners or Occupants. An Owner shall be responsible for the conduct of any of his/her Occupants and Guests. An Owner shall, upon request of the Board or the Managing Agent, immediately abate and/or remove, at his sole cost and expense, any structure, person or condition that may exist with regard to the Unit and its occupancy or use that is contrary to the intent and meaning of the provisions herein. Owners shall, upon request of the Board or the Managing Agent, be prepared to immediately remove any Occupant or Guest from the Project, without compensation for lost rentals or profits, or any other economic or other damage resulting therefrom.