



KEY NEWS AND ANNOUNCEMENTS

CHANGES AT HAWAIIANA

Due to a recent reorganization at Hawaiiiana, Kamalani has been assigned a new Management Executive. We welcomed Massy Cashen at our board meeting on 12/4, and we are pleased to introduce her to the broader community as well. Welcome, Massy!

We also extend a big mahalo to Marilyn Chapman for her loyalty and dedication to Kamalani. Marilyn started with Kamalani back in May of 2020 with the task of helping us catch up with the backlog. She spent many, many countless hours past quitting time and on the weekends. Her hard work has not gone unnoticed and has been greatly appreciated. Thank you, Marilyn!

Going forward, Massy will be our primary contact at Hawaiiiana. For continuity, Marilyn will continue to support the AOUO as Massy's backup.

PROPERTY INSURANCE

Considering the increase in labor and material costs post-COVID, as well as the Maui fires in August, the Board is concerned that the current property insurance policy

may not be sufficient. At the board meeting on 12/4, Casey Lamb, Kamalani owner and Development Manager for Ledcor Maui specializing in Urban Planning, shared a preliminary assessment indicating that our insurance costs will likely need to increase for the project. The Board is pursuing the appropriate next steps, and a letter with more information will be shared with all owners soon.

BOARD ELECTIONS IN 2024

Seven seats on Kamalani's Board of Directors will be up for election 2024. Owners who are interested in running for an open board seat may submit their bios to Massy Cashen. All bios are due by 1/19/2024. Elections will then take place at the annual meeting on 3/23/2024.

MAILBOXES

Some of the Kamalani mailboxes which are used to hold larger packages had numbers written on them which were fading. These faded numbers have now been replaced with post office approved decals, so when you get a key in your mailbox, it will now be clearer which larger mailbox to open for package pickup.

ONGOING UPDATES

UPGRADES TO HAWAIIAN TELCOM GATEWAYS

As mentioned in the prior newsletter, Hawaiian Telcom is offering new gateway devices for all Kamalani homes to improve WiFi speed and performance. Testing of the new equipment was completed with two Kamalani volunteers on October 19th. Soon, the new gateway devices will be rolled out for the rest of Kamalani

residents. However, Hawaiian Telcom has not yet provided details on how this will be coordinated. Please stay tuned for further updates.

LANDSCAPING

Six irrigation valves have failed in the past month. Two have been fixed already, and additional fixes are on the way for the valves near buildings 5, 19, 35, and 36.



BOARD MEMBERS

Term End

<b>President</b> Desiree Lopes	2025
<b>Vice President</b> John 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



COMMUNITY CONTACTS

Hawaiiiana Management Executive

Massy Cashen  
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(808) 270-3218

Site Manager

Sean Housman  
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(808) 793-7007



MARK YOUR CALENDARS

Next Board Meetings

January 22, 2024  
February 26, 2024

Next Pest Control

March 6, 2024

Annual Owners Meeting

March 23, 2024



### SITE MANAGER'S UPDATE

#### FROM SEAN HOUSMAN

Thank you all for your patience with me over the last several months as I was dealing with fire response. I am happy to report that for the last 3 weeks I have had a normal schedule and am catching up on my duties. Also, I am excited to report that I have put in my resignation at the other property that I manage, so coming into the new year I will only have to worry about Kamalani. I am excited to have more mental bandwidth!

#### PRESSURE WASHING THE SIDEWALKS

I have been working my way around the property pressure washing the sidewalks. In some cases they have

been permanently stained with red dirt, but overall they have been cleaning up well.

#### PEST CONTROL: SNAILS AND BOARS

Snail treatment is included in the landscaping contract, but unfortunately our typical vendor has stopped carrying the pet-friendly product Sluggo. They do carry a more toxic product, but based on input from the Board, we have opted to wait for the pet-friendly Sluggo from another distributor. It is looking like snail treatment will now be 6 weeks out.

There has been evidence of boar activity in the drainage basin and a section of the lawn beside building

18. I have put in calls to a vendor who takes care of trapping. Quotes and scheduling are pending.

#### GUEST PARKING VIOLATIONS

We continue to have guest parking violations, but I will soon be coming in early and tagging cars parked in guest spots. Later in the day, cars still parked in guest spots beyond the guest parking time limit will be towed.

#### HOLIDAY TRASH SCHEDULE

We typically have trash pickup 3 times the week before Christmas and 3 times the week after Christmas. I have put in the call to WastePro to confirm they can facilitate a Monday / Wednesday / Friday schedule for this time frame.

### ACTION ITEMS FOR COMMUNITY MEMBERS

#### CAST YOUR BALLOTS

If you are an owner, please vote on two important amendments to our bylaws:

- 1st Amendment: Removes any rights the developer held in the project and changes the number of Board seats.
- 2nd Amendment: Staggers the terms for elected Board positions so that the number of seats up for election each year will be better balanced and add continuity as the Board members change.

Ballots were mailed to all owners in March 2023, along with a prepaid envelope. If you have not yet voted and need a ballot, please contact Massy Cashen.

We need 67% approval from ownership to pass these important amendments. The votes we have received so far are overwhelmingly in

favor of both amendments, but without enough votes, they will not pass. Please vote, and please encourage your neighbors to vote as well!

#### SUBMIT YOUR KAMALANI REGISTRATION FORM

All owners and renters are required to have up-to-date registration information on file. If you have not yet completed our registration form, or if information has changed, visit [www.kamalaniaouo.com/registration](http://www.kamalaniaouo.com/registration) to fill out and submit a new registration form.

The Board is also working on an updated registration form, which they aim to share with the community within the next few months.

#### SIGN UP FOR EMAIL COMMUNICATIONS

If you are reading this newsletter, chances are you're already on our

email list. But if you aren't, we encourage you to sign up! Visit our website at [www.kamalaniaouo.com](http://www.kamalaniaouo.com) and scroll down on the main page to subscribe to email updates. We recommend that you check in with your neighbors to make sure they are receiving this newsletter too. If they aren't, please encourage them to sign up for our email list as well.

#### STAY INVOLVED

All Kamalani owners are encouraged to join board meetings to stay informed and participate in making our community the best it can be.

Additionally, all owners and residents are encouraged to email Sean Housman if you see any light fixtures out at night, any sprinkler heads that are not working, any brown grass that is starting to appear, or any ant hills that need to be treated.



**FRIENDLY REMINDERS**

**HOUSE RULES**

All Kamalani owners and residents are subject to the community's House Rules. If you are aware of a House Rules violation and would like to submit a complaint, please email Massy Cashen to request a complaint form.

Several of the House Rules are included here as friendly reminders. Please note this is not a full list.

**HOLIDAY DECORATIONS**

Decorations for holidays are allowed provided they are not displayed sooner than thirty days before the event and are removed within fifteen days after the event. However, please note that screws, nails, or any other fasteners that penetrate the exterior finished surface of an exterior wall or other common area wall are NOT allowed.

**MODIFICATIONS TO UNITS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS**

Owners may make certain types of modifications within their unit, and at their sole expense, subject to the Design Rules and Guidelines set forth in Kamalani's governing documents. One key rule is that owners MUST obtain approval from the Board of Directors and the Design Review Committee prior to making any such modifications.

If you would like to make new modifications within your unit, apply for approval by submitting a design review application to Massy Cashen. Completed applications will then be forwarded to the Design Review Committee, which will meet once per month to review all applications.

Design review applications can be found at [www.kamalaniaouo.com/owner-documents](http://www.kamalaniaouo.com/owner-documents). This site is password protected, so if you do not have the password, please email Sean Housman.

If you have already made modifications to your unit and did NOT receive prior approval, you must submit

a design review application now. If you made modifications and DID receive approval, make sure to keep your application and approval with your important property documents.

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

**SIGNS AND OTHER DISPLAYS**

No sign, poster, billboard, advertising device or other display of any kind may be displayed without prior written approval of the Board and the Design Review Committee. To initiate a special request for sign placement, please submit a design review application by following the same process described in the "Modifications" section on this page.

**GUEST PARKING**

Guests may park their cars only in stalls marked "Visitor" or "Guest." Guest parking shall be limited to five hours. Owners shall only allow Guests to park in the Guest stalls located within the closest proximity to their Unit. Overnight guest parking is permitted only with prior, written approval. To initiate a special request for extended guest parking, please contact Sean Housman and he will provide the appropriate documentation to complete. Upon approval, Sean will provide an approved guest parking form.

**DOMESTIC PETS AND FERAL CATS**

Domestic household pets are allowed on the common elements of the property as long as they are kept on a leash and are under the control of a capable individual. All pet waste must be immediately picked up and disposed of by the responsible owner, occupant, or guest.

Although feral cats are not explicitly mentioned in the House Rules, please do not feed any feral cats that you may encounter on the property.