

WASSUP!

at **Kihei Akahi**

Board of Directors

- Steve Werth
President
- Della Halvorson
Vice-President
- Brian Hove
Secretary
- Neal Halstead
Treasurer
- Dave Kochel
Director
- Joan Remkus
Director



Welcome new Owners!

A big e komo mai to...

- Unit D-211 - Daniel Moth,
Seattle, WA
- Unit C-204 - Barbara Schreiner,
Tucson, AZ

PRESIDENT'S MESSAGE

Aloha everyone!

As Hurricane Guillermo passes to the north of the Hawaiian islands today, I reflect back on the preparations that Kihei Akahi staff and DMI took to let owners and guests know what's coming. Along the same lines, it's that time of year to start preparing for a new Board of Directors. Not that I'm trying to compare your Board to a hurricane, but they can be a powerful source for change to the Kihei Akahi landscape.

Each year at our Annual Owners Meeting in January, ownership decides who will represent their interests. An elected Director serves on the Board for a three year term, and may serve as an officer, committee chairperson, or both during their tenure. In 2016, we will have 2 vacancies with the "retirement" of Dave Kochel and myself. So, it's time to sharpen your pencils and start preparing your letters of interest for a volunteer position on the Board of Directors. Now, for the disclaimer. There is some work involved. As a matter of fact, there can be a lot of time and effort expended depending on your energy level and desire. Projects such as our PV system, our solar hot water system, and our management reorganization did not come easy. The good news is that you're able to surround yourself with incredibly talented people who fiercely believe in doing the right things for the right reasons.

Speaking for myself, this is what I'll take away from my time serving on the Board. I will proudly look back upon having the opportunity to give back to my community, work alongside some wonderful friends, and appreciate the hard work our staff puts in. I would like to call on those who, over the past few years have shared with me their vision of how Kihei Akahi can be better, to get involved. I would especially appreciate those who live on island on a full or part time basis to become a part of the Board. Living here brings an entirely different perspective that is needed to balance the vision of residents and landlords.

Anyway, I ask all owners to examine their ability to give back, discuss the commitment with your significant others, and consider joining the 2016 Board of Directors. For now, I've got to go prepare for Hurricane Hilda.

JANUARY

16

Save the Date: January 16th, 2016!

The Kihei Akahi Annual Owners Meeting will once again be held at St. Theresa Roman Catholic Church, located at 25 West Lipoa Street, in Kihei. Please plan to attend this annual gathering of owners in order to participate in the future planning of our beautiful complex. Registrations will begin at 8 a.m. with refreshments provided by Destination Maui, Inc. The general meeting will begin at 9 a.m. and will include general business as well as the election of new Board of Directors.

In addition, we will be holding a potluck dinner on the evening of January 16th at the Lower Pool for owners and guests to mingle and get to know their neighbors. The current Board will be providing the main dish and we encourage everyone attending to sign up in the office for either an appetizer, side dish, or dessert to share. This event is a great way to meet your neighbours! Please RSVP to stevewerth@cox.net if you are planning on attending so we can get a headcount of people for food, tables, and chairs.



Air Conditioning Units, Drip Pans and House Rules

~ by Brian E. Hove, Secretary and Buildings & Grounds Chairperson

For many Kihei Akahi owners and guests, relief from summertime heat comes in the form of air conditioning units installed on our lanais. These work best when they are well-maintained and operated in conjunction with ceiling fans and sunshades. It's also critical to keep our

windows and doors closed when using the A/C.

Most of the A/C equipment found at KA are conventional window units. These can be efficient both in terms of operation and use of available space. However, one drawback is the necessity for a drip pan underneath the unit to collect condensation produced as a natural byproduct of cooling warm air.

Generally speaking, higher quality window units can volatilize or evaporate condensation at a quicker rate than lower quality units. But, in either case, drip pans still play an important role depending on how the A/C unit is operated (doors/windows open or shut; ceiling fans on or off, etc.).

So, we want to make sure to keep an eye on our drip pans as these can quickly fill to the brim on warm days making them difficult to empty. Worse yet, if the pan overflows then water finds its way to the edge of the lanai and drips down to our neighbors below making for an uncomfortable situation all around. In this case, we need to understand that our neighbors

are within their rights to mention this to KA staff and request the situation be remedied. With regard to such issues, the Board recently reviewed KA policy with an eye toward managing competing interests within the parameters allowed by our Association By-Laws.

The result was a revision to the House Rules pertaining to A/C nuisance. Consequences associated with a violation of this Rule are now consistent with other Rules infractions: A first offense will result in a warning; subsequent offenses will result in the assessment of an escalating fine, assuming occurrence within 12 months of the last offense. Of course, warnings and fines will not solve the immediate issue for the impacted neighbor. So, once the owner (or managing agent) has been notified of the problem, they will have three hours to resolve the issue. Otherwise, the site manager will have the authority – as provided in the By-Laws – to enter the apartment and resolve the nuisance. This remedy, if necessary, will be subject to a service fee and will be accomplished through nondestructive means. It is rare that such action would be required. But, in fairness to impacted neighbors, it is an option the Association must retain should a nuisance persist for which an owner is unable to address in a timely manner.

Of course, the Board does not take any particular joy in addressing matters of Rules. But we recognize the vital role they play within our organization. So it's important that we review the Rules on occasion to assess fairness, usefulness and effectiveness – a process that will likely be ongoing. But in the meantime, let's all keep an eye on our drip pans! Best wishes.

New Barbeques!

We are thrilled to announce that the new barbeque units have been installed!

It took a little longer because when they arrived it was discovered that they were a little too big and the concrete stands would have to be modified at a significant cost and disruption to the pool areas so we held off until after high season.

Fortunately, a minor modification was done to the barbecue units themselves, and they fit perfectly into the existing island.



Our new barbeques are installed!

Employee Profile

meet our team



Joanne Arrigo

When owners and guests check in at the front office, they will be greeted with the warm and friendly "Aloha Spirit" of Joanne Arrigo. Joanne, who owns a home with her husband in Wailuku, has resided in Maui for the past 21 years.

After both of her kids moved to Maui, Joanne decided to leave New Hampshire to see what all the fuss was about. Well, even though her kids eventually moved back to the mainland, Joanne fell in love with the island and never left. She loves spending time at the beach and with her husband, who is the Supervisor of Landscaping at the Grand Wailea Hotel. She feels that her organizational skills and pleasant personality will provide guests with a positive check in experience.

During her first week at Kihei Akahi, Joanne provided fresh cut flowers and fruit as a welcoming gesture to guests.

Please stop by the office on your next visit to welcome Joanne to the Kihei Akahi family.



Earl Haupenthal

The newest member of our staff is Earl Haupenthal. Earl, who joins our janitorial team on a part-time basis, hails from Hollywood, California.

Seeking a quieter lifestyle, Earl moved to Maui 20 years ago, and currently resides in Kihei. With a background in commercial painting and construction, Earl adds experience and knowledge to round out our janitorial staff.

A dog lover and owner, Earl spends most of his spare time with man's best friend. Say hi to Earl when you see him on the grounds of Kihei Akahi.



Susan Gregory - DMI

Destination Maui, our community association management team, recently designated Susan Gregory to become our managing agent. Susan's enthusiastic personality and devoted work ethic was evident from the very beginning of her Kihei Akahi assignment. Her attention to detail, as well as her background in human resources, make her a valuable asset to Kihei Akahi.

"Susan's work experience and Masters in Business Administration combined with her great laughter brings a winning "can do" attitude to get the job done." says Nancy Price, DMI's Vice-President of Operations. KA Board member Dave Kochel recently said this about Susan. "Susan has brought a fresh perspective and a strong skill set to Destination Maui's management oversight function that is sure to advance the interests of our owners."

Please join us in welcoming Susan to Kihei Akahi's management team.



Ever thought about our Water Quality?

Each year, the Maui Department of Water Supply provides its customers with an Annual Water Quality Report to let them know that our water meets all established federal and state drinking water standards. We encourage you to review this report as it provides details about the source and quality of the drinking water delivered to your community in 2014. The Maui Department of Water Supply has been treating and testing the quality of its water since the Department was organized in 1949. To ensure the safety of your water, hundreds of tests are run annually to determine the presence of potential contaminants such as bacteria, pesticides and herbicides, asbestos, lead, copper, petroleum products, and by-products of industrial and water treatment processes.

To view the latest report, go to <http://mauiwater.org/> and then select "Water Quality Report" on the left side, and finally in the map that comes up you have to click on the **word** "Wailuku" as the clickable link isn't actually part of the illustration.

Kihei Akahi Expenditures

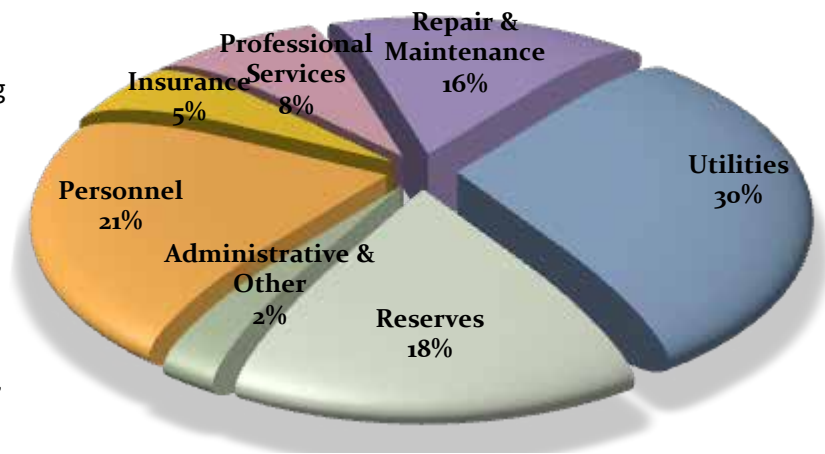
Have you ever wondered what your condo fees pay for?

- 30% of our budget goes towards utilities with the largest portion being propane used to heat the water we use in our condos, as well as the water itself, sewer, cable and electricity in the common areas. The new solar panels are doing a great job of heating the water and so we are saving a lot of money this year as we don't have to purchase as much propane
- 21% goes to salaries for the office and custodial staff who ensure the KA looks amazing and keeps the buildings and mechanical extremely well maintained.
- 18% of the budget is put aside into the reserve fund so that there are adequate funds available when it comes time to replace big items like the elevators, the parking lot, the water and gas lines, the roofs, the solar panels as well as repair and repaint the outside of the buildings.
- 16% of the budget goes towards repair and maintenance of everything in the common areas from signs and lights to plants and pools. This group also includes the costs for landscape maintenance and garbage removal.
- The remaining 15% of our budget goes towards insurance (fire, flood, etc), Destination Maui, night time security as well as accounting and legal fees.

We are now eight months into our fiscal year and your board is happy to advise that our costs are running on or under budget in all areas. Everyone involved is carefully managing our expenditures. We are seeing significant savings from the solar panels and the Board is currently discussing how to re-allocate those funds to best meet the needs of the condominium.

If you have any questions, or would like more information please contact Neal Halstead, Treasurer <nealhalstead@yahoo.ca>

KIHEI AKAHI EXPENDITURES 2014-15 BUDGET



Asset Type	Amount
Administrative & Other	\$ 44,664
Personnel	\$ 358,764
Insurance	\$ 87,252
Professional Services	\$ 136,812
Repair & Maintenance	\$ 266,160
Utilities	\$ 504,360
Reserves	\$ 304,344

Name that Pool Rule Contest!!

You may remember, in our Spring Edition we introduced the idea of refreshing our pool rule signs as a step towards changing the culture at our pools and owners were asked to come up with the first rule!

We have a winner! Keith Halvorson, DG-15, submitted an entry that reflected our request to address areas of the aloha spirit, respecting others, sharing space, having fun, and enjoying our oasis -- in seven words or less! The concept of "Laule'a" beautifully incorporates a cornerstone of the Hawaiian culture.

As Keith is the spouse of a Board member, his prize will instead be donated toward a luncheon for our employees!

Thank you to all that submitted entries and thank you for playing along!

E Komo Mai! (Welcome)

Be "Laule'a" - happy, courteous, peaceful!

Please rinse off sand



NO

running
diving
excessive splashing
pool toys or inflatable rafts
glassware in pool area

Children under 14 require adult supervision

-- Be Safe --

NO LIFEGUARD ON DUTY

Upper Pool "Oasis" Concept

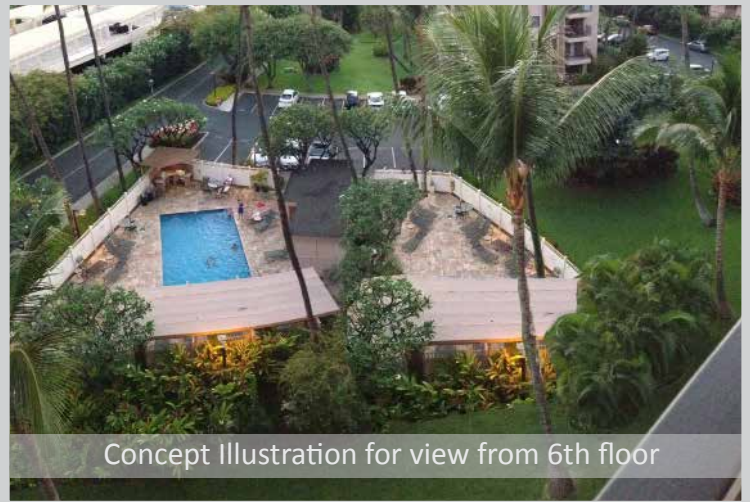
Over the past year, owners have weighed in on various issues that have been discussed extensively via our Facebook Group, Trip Advisor reviews, and letters to the Board. Several suggestions, including video monitoring systems, increased security presence, family vs. adults only segregation, quiet zone expansions, house rule changes and self-monitoring have been explored. As the deck area is limited around the upper pool, one idea that was put forth to help improve the culture is a possible expansion the pool deck around the back side of the washrooms creating a bit of an oasis for those wanting to be near the pool but out of the "splash-zone". The Board is certainly not in favour of allowing more rowdy behaviour in the

pool, however, an expanded deck area would be relaxing for owners and guests that prefer a quieter area to read and sunbathe. Owners have suggested that a tanning/reading area might be a nice enhancement to our complex so this concept might just be the answer! Here are some more "concept" illustrations. Please keep in mind that these are not to scale and you can probably tell that we're not photoshop professionals, but we hope that it helps visualize our idea.

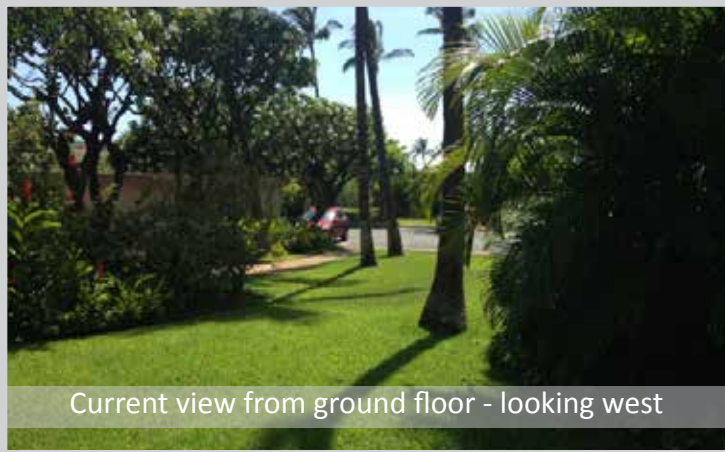
What do you think? Please join the conversation, should we pursue this concept further and get a proper illustrations and quotes? Please contact Steve: <werthsteve@gmail.com>



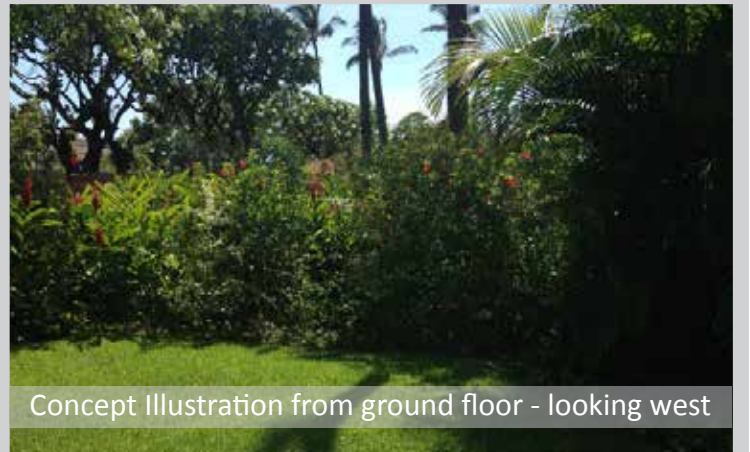
Current view from 6th floor



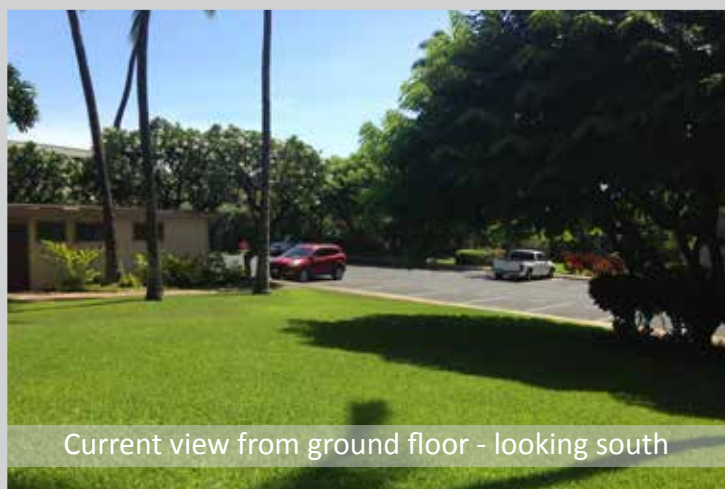
Concept Illustration for view from 6th floor



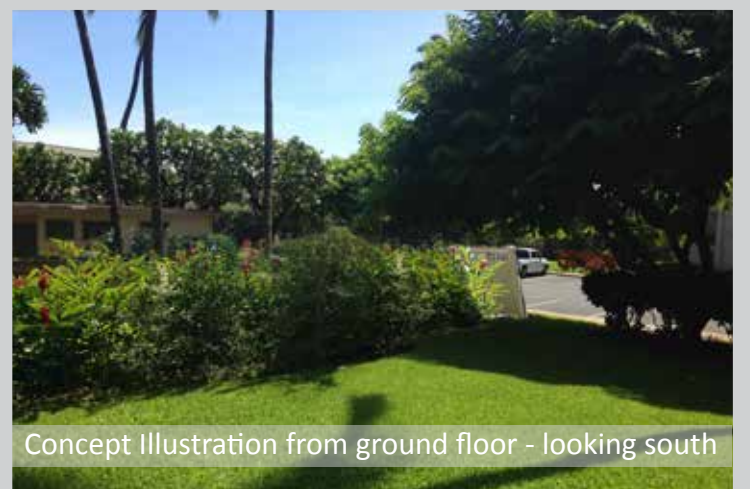
Current view from ground floor - looking west



Concept Illustration from ground floor - looking west



Current view from ground floor - looking south



Concept Illustration from ground floor - looking south



RBOAA - Hawaii Legislative Session Update

RBOAA (Rental By Owner Awareness Association) represents rental property owners. Here is our Hawaii Legislative Update from Neal Halstead (C-409):

There is new legislation in Hawaii which affects all those who own property in Hawaii and rent it as a vacation rental. On July 2, Governor Ige signed SB519 into law and is now known as Act 204, within the Transient Accommodations Tax (TAT) Act. Generally, this bill covers Local Contacts, Advertising and Tax Compliance for Transient Rentals. The bill can be accessed through this link: [SB519 CD1.htm](http://SB519_CD1.htm)

There are very stiff penalties for non-compliance, so we recommend you pay close attention to these new rules.

Act 204 at-a-glance:

- The bill becomes effective on January 1, 2016;
- If you don't live on the same island as your vacation rental, you need to name a Local Contact. The Local Contact is a person or a company resident on the island (when companies are local contacts they must have someone who resides on the island). The Local Contact is not necessarily a real estate agent and is not necessarily an employee of the owner;
- You must post your Hawaii Tax ID (your TAT ID number) number conspicuously in all advertisements and in your rental (note: this is in addition to the General Excise Tax number which you have always had to post in your rental);
- You must identify your local contact by name, phone number and email address to your guests before they

Act 204:
Make sure to post your Tax ID numbers on your listing, website and in your suite!

check in and within the rental property;

- Your online advertising system, i.e., VRBO, FlipKey, AirBnB, must ensure you have posted your Hawaii Tax ID (your TAT ID number) in your advertisement;
- The same rules now apply to time shares and homes as to other transient accommodations; and,
- The fines for non-compliance are range from \$500 to \$5000 per day and non-compliance can result in a cease and desist order.

What do you need to do?

- Make sure that your Hawaii tax identification number (your TAT number) is posted on all of your websites and advertisements.
 - Make sure your Hawaii tax identification (both TAT & GET) certificates are posted conspicuously in your rental. If you have lost your certificates, contact the Department of Taxation for a replacement copy.
 - Make sure your local contact's name, email and phone number are posted conspicuously in your rental and that this information is sent to your guests before they arrive.
- If you have further questions, please go to RBOAA or contact the Hawaii Department of Taxation. And as always, we ask that you consider joining and financially supporting RBOAA. www.rboaa.org



Hospitality Internet Service - UPDATE

~ by Della Halvorson

Just a quick reminder that the Hospitality Internet will be discontinued on August 31, 2015. DMI has sent out a notice to all owners with instructions on how to transition due to the termination of the plan. All "hospitality" modems will be removed from the remaining suites between September 1-4th. If you don't have a plan in place, you will not have internet once the modems are removed, so follow the steps outlined in the letter from DMI to ensure you don't lose internet!

Please don't hesitate to contact me if you have any further questions or if I can help: Della < KA.BOD.Della@gmail.com >



KiheiAkahiOwners.com - Update on our website facelift!

~ by Della Halvorson

I am currently working on the facelift for our website! I have secured our domain name and a hosting plan. I purchased a template from which to build our new site on, however, nothing is ever as easy as you think it will be, but I am plugging along. Email me with any suggestions at <ka.bod.della@gmail.com>

Many thanks for your encouragement and keep in touch by emailing President Steve Werth at <werthsteve@gmail.com> or Communications Chair, Della Halvorson at <ka.bod.della@gmail.com>

