



# KONA SEA VILLAS KOMO KAUHALE NEWSLETTER

“FROM OUR HOME TO YOURS”



## LANDSCAPING



Big Island Landscaping is making progress on the Association common area landscaping. We are beginning to see a noticeable improvement throughout the property. They have been hand picking out all of the weeds and following up with herbicide. Over the next 60 DAYS we will begin to treat the common areas with pesticide to reduce the slug, snails, centipedes, ants, and other insects.

We are also repairing broken lights and irrigation. In some areas the above ground irrigation and lighting may be in harms way due to kids playing, pets running, or even cars hitting these components. Please be careful around these assets and report any broken lights or irrigation to the KSV office immediately.

February 2005

## ON SITE MANAGEMENT

We anticipate combining light maintenance, increased visibility and day light hours into the duties of the site manager. While a specific time line is not yet available, we would like to inform residents now of these imminent changes and ask for your cooperation as we refine and improve association services over the months ahead.

The Association only has a limited amount of funds and by combining cleaning, maintenance, and site management into a “one stop service” we will be better prepared to meet the needs of the community.



## CC&R VIOLATIONS



PLEASE BE ADVISED THAT THE ASSOCIATION HAS SEVERAL RULES IN PLACE THAT ARE DESIGNED TO PROTECT PROPERTY VALUES AND MAINTAIN HARMONY WITHIN THE COMMUNITY. **PLEASE REMEMBER THAT: GARAGE DOORS MUST REMAIN CLOSED, PETS ARE NOT ALLOWED IN THE POOL COMPLEX, NO GLASS CONTAINERS WITHIN THE POOL COMPLEX, DO NOT HANG TOWELS OR OTHER CLOTHING OVER THE BALCONY RAILS, DOGS MUST BE ON A LEASH, CHILDREN MUST BE SUPERVISED WITHIN THE POOL COMPLEX, ETC.**

These few items outlined above are just a sample of some rules outlined within the CC&R's. The Association is obligated to enforce the CC&R's and will send letters to owners that are in violation. Failure to correct a violation could result in fines or other legal action which only creates unnecessary stress on all owners, Management and the Board of Directors. Please take time to review the CC&R's to familiarize yourself and/or your tenants with the use restrictions and rules. We thank you in advance for your anticipated cooperation!



## PRESIDENTS MESSAGE

Dear Kona Sea Villas Neighbor,

Over the past month, the Board of Directors and the Property Manager have been working hard to assume from the Developer the responsibilities of caring for the property. The most noticeable improvement can be seen in the landscaping, where intensive weeding, whitefly elimination and pest reduction is underway. We continue to meet with the landscaper, and conduct a complete walking inspection of the property at least twice weekly. We have also completed the Association's responsibility to inspect the building and grounds, and will shortly report our findings to the Developer. It's my pleasure to report that Kona Sea Villas is now truly a gated community, and that the entrance lighting has been repaired. Improvements at the pool pavilion include a both a clock and an internet “hot spot” for access to the web. In short, things are coming together, and I want take this opportunity to thank the entire Kona Sea Villas “ohana” for your suggestions, patience, cooperation and hard work during this time of transition.

Respectfully Submitted,

Tom Reilly  
President



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## Kona Sea Villas Contact Information

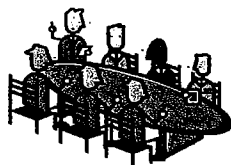
**President:** Tom Reilly  
**Vice Pres.:** Tom Walton  
**Secretary:** Anita White  
**Treasurer:** Scott Schneider  
**Director:** Jay Hanson  
**Director:** Claudia Christman  
**Director:** Sophia Russel  
**Director:** Rick Wilson  
**Director:** Tally Sturm

**Association Mgr:** Jason Cleveland  
Jason@hmcmtg.com  
Office # (808) 325-2685  
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**Site Manager:** Kate Wagner  
Konaseavillas@yahoo.com  
Office # (808) 331-1082  
Fax # (808) 331-0975

**All correspondence directed to the Board of Directors should be addressed to:**

**Kona Sea Villas**  
**ATTN: Jason Cleveland**  
**P.O. Box 1537**  
**Kailua-Kona, HI, 96745-1537**



## HOME INSPECTIONS



The Association has completed inspections of every building. These inspections included everything on the exterior of the buildings from the ground up. As stated in the Association Governing documents we were required to complete this inspection to ensure that any necessary warranty work or other construction related issue can be found, documented and reported to the developer for action.

The Association recommends that all homeowners inspect the interior of their homes as well. You may want to hire a professional to do this for you if you do not have experience with construction. Please remember your new home warranty is valid for one year from the date of purchase. Any requested repairs need to be documented in writing and submitted to the developer for review and action.



## GATE SYSTEM

The Board of Directors along with Management have been working hard to get the gate system up and running. Unfortunately after a successful start, we have already experienced our first mechanical failure.

We are currently working with the developer to diagnose and repair the entry gate. The exit gate is working properly and will be left on so we may continue to monitor its performance.

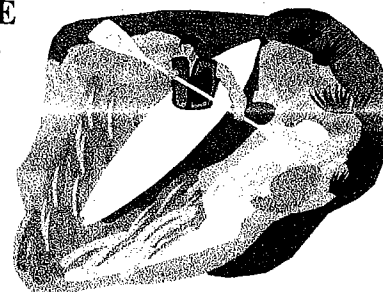
## New Kona Sea Villas Website Coming Soon

The Board is pleased to announce that our Kona Sea Villas website will soon be available to Association members and tenants.

We have secured the domain name "www.konaseavillas.com" for the Association and have started development with a targeted roll-out date of early March, 2005.

## COMMON AREA EROSION UPDATE

The Board of Directors and Management continue to work with the developer to address the erosion concerns that are evident throughout the property. We have just received suggested repair methods and costs and have forwarded the information to the developer for his review. We anticipate having a walk through with Sunstone to detail and finalize the repair plan within the next 60 days. Once all of the details have been decided upon we will update all owners.



**All home warranty requests should be sent directly to the builders (Bodell) local FAX number at (808) 329-8836 !!! Please do not send interior home warranty requests to the Association office.**