

KONA SEA VILLAS KOMO KAUAHALE NEWSLETTER

"FROM OUR HOME TO YOURS" MAY, 2005



The next Kona Sea Villas Board of Directors meeting will be held at the pool on May 20, 2005 at 7:00 p.m.

BUILDING INSPECTIONS/REPAIRS



The Association has completed the exterior home inspection report and has delivered a copy of the report to the developer for review. Sunstone Development is analyzing the report which outlines hundreds of areas of warranty work.

The majority of the repair work is centered around missing paint, missing or failing caulk, missing vents, exposed wood, safety hooks not removed from the roofs, and loose siding or trim. We anticipate receiving a response in writing detailing the Developers plan to complete this warranty work.

COVENANT COMMITTEE

The Board of Directors is seeking two Volunteers to participate with CC&R and Rules compliance. Once a month volunteers would walk the property and distribute warning notices when appropriate. Please attend the May 20, 2005 meeting or let us know in writing if you are interested in serving on this committee.

WELCOME NEW SITE MANAGERS



The Board of Directors and Management would like to introduce Larry and Claudia Elmore as our new Site Managers. Claudia will be running the office and assisting residents with the forms, updating owner and tenant information and coordinating Association maintenance issues. Larry will be the Site Manager and will be conducting maintenance and working directly with our landscapers, contractors and owners. Larry will also be taking over the cleaning of the pool and Jacuzzi.

Our site management team will be working 4 hours per day 5 days per week. They will also be on call for emergencies 24/7 @ (808) 331-1082. Their schedule will be posted at the office.

Please provide Larry and Claudia with a warm welcome!!

We would also like to thank Kate Wagner and John Brockman for the dedicated service they have provided to Kona Sea villas.

PRESIDENTS MESSAGE

The Board of Directors and Management continue to work with the developer to address the erosion concerns that are evident throughout the property. The Board President and Management met with Curt Deweese and walked the property on May 3, 2005. The meeting was productive and a written response was promised by Mr. Deweese outlining how the developer will address the common area erosion defects.

I would like to welcome Larry and Claudia Elmore to the management team. Their arrival will allow for a more hands on management and maintenance approach at Kona Sea Villas. Welcome!!

Overt the past 5 months the Association has been working very hard on a number of fronts. We have improved the condition of the landscaping 100%, we have installed a new 900 watt transformer and 4 additional lights at the entrance. We have searched out and obtained all of the available blue prints for KSV. We have completed the exterior building inspections and continue to work on the erosion concerns with the developer. We have added wireless internet to the pool area for all residents, repaired the treadmill, repaired multi function machine, etc. We ask for the continued support of all owners as we continue to move forward. I would like to thank Management and the entire Board of Directors for their commitment towards maintaining and improving Kona Sea Villas.

Tom Reilly, President

Kona Sea Villas Contact Information

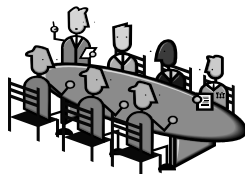
President: Tom Reilly
Vice Pres.: Jay Hanson
Secretary:
Treasurer: Scott Schneider
Director: Claudia Christman
Director: Sophia Russel
Director: Tally Sturm
Director: Tom Walton
Director: Rick Wilson

Association Mgr: Jason Cleveland
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Site Manager: Larry & Claudia Elmore
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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



Landscaping

Big Island Landscaping has just completed their second round of fertilizer, herbicide and pesticide application. There are still some infestations of White Fly that they are attempting to bring under control. The storage container that has been placed by the L building will be painted to match KSV colors. It will also have some landscaping installed to help improve the aesthetics.

The 2 Monkey Pod trees (1 in the center island and 1 behind the mail boxes) are scheduled for removal. The root systems of these trees are extremely invasive and can cause severe damage. The Board will replace the trees with smaller less root invasive trees or shrubs. Please let us know if you have any suggestions.

We have not forgotten about our plans to excavate around the perimeter of the property. We are waiting to see what actions the developer is willing to do prior to the Association taking its own action with the bulldozer.



GATE - MAGNETIC READER MALFUNCTION

The magnetic gate key reader is still broken. The developer is currently making a demand to Bodell to complete warranty work on the gate. We apologize for this inconvenience. **WE HAVE ALSO ORDERED 1 MORE GATE CLICKER FOR EACH OWNER!** We will let you know when they arrive.

New Kona Sea Villas Website !

The Board is pleased to announce that our Kona Sea Villas website is ready and will be available Friday May 20,2005. You can reach the website at:

www.konaseavillas.com

The website will open with many features that will allow owners access to Association documents and information.

CC&R's AWARENESS, RULES 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 I have outlined are just a sample of some CC&R requirements. 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!

All home warranty requests should be sent directly to the builders (Bodell) local FAX number at (808) 329-8836 !!!