



Kona Sea Villas Association of Apartment Owners

# Komo Kauhale Newsletter

Vol. 2 No. 3

“From our house to yours”

December 2006

## PRESIDENT’S MESSAGE

As the days grow shorter with the approach of winter and the holiday season, it is a good time to reflect back on the year. 2006 can best be described as a year of both challenges and changes.

Our challenges this year have included everything from landscape issues to historically high oil prices to a contract dispute to a transition in management companies and to one of the largest earthquakes on the Big Island.

But I believe that the changes on the property, and the benefits we are already seeing, cast a much larger shadow upon the challenges. Our grounds and pool area are immaculate due to the efforts of our new landscape company and our Site Managers. The transition to Certified Management as our property management company went very smoothly, and our new account manager, Kurt Black, has been very proactive in helping the Board to clear up some leftover “housekeeping” administration matters. We have or will soon change almost every vendor to ensure that the Association is getting the services each of us is paying for, and the Association has been more proactive in enforcing our community rules to ensure that all owners and residents can enjoy their homes and property to its fullest.

I am thankful for my neighbors at Kona Sea Villas, and on behalf of the Board of Directors, continue to be very appreciative of your trust and support. I am also reminded of the really important things in life at this time of the year— our families, friends, associates, and loved ones near and far, and wish you and yours a safe and happy holiday season. Bring on 2007 !!!

Finally, I hope to see you at the next Board of Directors and Annual meetings, both of which will be held on Friday, January 26. In the meantime, please feel free to Email me at the Association website if you have any questions, comments or concerns.

*Tom Reilly, President*



## **AOAO Kona Sea Villas**

### **Annual Meeting of the Association**

**Friday, January 26, 2007  
Registration begins 6:30 P.M.  
Meeting at 7:00 P.M.  
KSV Pool Pavilion**

### **Regular Meeting of the Board of Directors Preceding the Annual Meeting**

**Friday, January 26, 2007  
6:00 P.M.  
KSV Pool Pavilion**

**Due to limited space, only KSV  
Owners are welcome to attend  
these meetings. Thank you to our  
residents for your understanding.**

### **Pupu Potlucks – 1<sup>st</sup> Tuesday Each Month at the Pool !!!**

One of the best ways to get to know your *hoalaunas* (neighbors) here at Kona Sea Villas, is to come to one of the Pupu Potlucks held on the first Tuesday of each month at the Pool Pavilion. Bring a Pupu to share, your own table service, and a beverage in a non-breakable container. The fun begins at 6:00 P.M. and is open to all residents and owners. Many thanks to Marion Newton and others for organizing this event.



- Announcements
  - Forms
  - Documents
  - Meeting Minutes
  - General Information
  - Links
- [www.konaseavillas.com](http://www.konaseavillas.com)**
- Call or Email the office for access to the secured area.

## KONA SEA VILLAS—CONTACT INFO

### Board of Directors:

Tom Reilly, *President*  
Tom Walton, *Vice President*  
Tally Sturm, *Secretary*  
Scott Schneider, *Treasurer*  
Jay Hanson  
Sophia Molnar-Russell

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

AOAO Kona Sea Villas—BoD  
c/o Certified Management, Inc.  
Attn: Kurt Black  
75-170 Hualalai Rd, Suite A200  
Kailua-Kona, HI 96740

Or .... Use the "Contact Us" page of the website.

### Property Manager - Certified Management

Kurt Black  
Email: [Kurt@CertifiedHawaii.com](mailto:Kurt@CertifiedHawaii.com)  
Office: (808) 329-6063 Ext. 8  
Fax: (808) 326-2486  
HNL Service Center: (808) 836-0911

### On-Site Managers:

Larry and Claudia Elmore  
Email: [KonaSeaVillas@yahoo.com](mailto:KonaSeaVillas@yahoo.com)  
Office: (808) 443-7436  
Fax: (808) 331-0975

## 2007 Proxy Notices

The 2007 Annual Meeting of the Association will occur on **Friday, January 26, 2007**. **Registration will begin at 6:30 P.M.** immediately following the Regular Meeting of the Board of Directors. **The Annual Meeting will begin promptly at 7:00 P.M.**

Certified Management has mailed out proxy notices with the notification of the meeting. It is very important that all owners return the proxy notices prior to the meeting so that a quorum can be established, which is the legal basis for the meeting.

**PLEASE RETURN YOUR PROXY NOTICES IN THE ENCLOSED ENVELOPE WHEN YOU RECEIVE THEM.** In case you did not receive one in the mail, a copy of the form is included on the last page of this newsletter. Please complete and fax to the number on the form, or mail to Kurt Black at Certified Management at the address opposite this column. All proxy forms must be received by Certified by 4:30 PM HST on Wednesday, January 24, 2007 to be valid.

Mahalo for your cooperation!

## **Introducing Kurt Black ...**

The Association is pleased to introduce our new Certified Management Account Manager - Kurt Black. Kurt has done an excellent job of helping to transition our account, helping to prepare and distribute the 2007 budget, working with our Site Managers to provide them with guidance and information, and picking up on the many details of running an Association such as ours. Kurt may be reached in the Kona Office at (808) 329-6063, Ext. 8; or by Email at [Kurt@CertifiedHawaii.com](mailto:Kurt@CertifiedHawaii.com).

## New Property Management Company

Well, November 1 has come and gone, and the Association successfully transitioned its property managers to Certified Management, Inc. Many thanks to both our former and new property management companies for making this transition as transparent to KSV homeowners as possible!

One of the biggest benefits that Certified has to offer is its Customer Service Center in Honolulu. If for any reason you are not able to reach anyone in the Kona office, you may call the Customer Service Center at (808) 836-0911 who will be happy to assist you in any way they can. The Service Center is open Monday thru Friday, 8:00 A.M to 5:00 PM Hawaiian Standard Time.

## Landscapers at Work

In the next few months you may see the landscapers doing a MAJOR pruning job on the Naupaka shrubs located throughout our property. As a matter of fact, it may look as though the gardeners got carried away with the pruning and left only a few sticks...

But rest assured, the landscapers are merely performing some long overdue maintenance to the plants to keep them healthy and low to the ground. By spring-time, the Naupaka will be back to its usual lush self. Thank you for your patience and understanding while this work is being done.

## Earthquake Inspection

As you know, the Big Island experienced a series of major earthquakes and aftershocks on October 15, 2006 and the days after. The Board commissioned Allana, Buick & Bers, Inc. to conduct an inspection of the buildings and structures at Kona Sea Villas in order to understand how we weathered the storm.

Although we did incur some loose air conditioner drainpipes and some cracked drywall, the inspection revealed no apparent structural damage to the buildings they surveyed. The report can be found in the secured area of the website or in the office. The Board will address the repair of the drywall and other damage at the January Regular BoD Meeting.

## 2007 Board of Directors Meeting Schedule

Friday, January 26, 2007 *	6:00 PM	KSV Pool Pavilion
Friday, April 27, 2007	7:00 PM	KSV Pool Pavilion
Friday, July 27, 2007 **	7:00 PM	KSV Pool Pavilion
Friday, October 26, 2007 ***	7:00 PM	KSV Pool Pavilion

\* Immediately preceding the AOA KSV Annual Meeting

\*\* 2007 YTD Financial Review & 2008 Preliminary Budget Review

\*\*\* 2008 Budget Approval

ASSOCIATION OF APARTMENT OWNERS  
**KONA SEA VILLAS**  
PROXY

The undersigned does hereby constitute and appoint (CHECK ONE):

- The Board of Directors as a whole, to be voted on the basis of the preference of a majority of the Board.
- The Directors present at the meeting and the vote to be shared with each Board member receiving an equal percentage.
- NO ONE - for quorum purpose only.  
(Association counsel recommends against this choice as it could have an adverse affect on you as an owner and on the Association's ability to conduct business at the meeting.)
- \_\_\_\_\_  
The Individual whose name is printed on this line.

as attorney or agent, with full power of substitution, to act in the undersigned's name, place, and stead, and to vote as the undersigned's proxy at the **ANNUAL MEETING of Kona Sea Villas** to be held **Friday, January 26, 2007 at 7:00pm at KONA SEA VILLAS POOL PAVILION** for the transaction of agenda business that may come before the meeting, including but not limited to the election of Directors, that the undersigned would be entitled to vote if then personally present, hereby revoking any proxy or proxies heretofore given, and ratifying and confirming all that said attorney or agent may do by virtue thereof. This proxy will be valid only for the above cited meeting and adjournments thereof, may be removed prior to its exercise. If this proxy is assigned to someone other than the Board of Directors and said person fails to attend the Annual Meeting, this proxy shall only be used for the purpose of establishing a quorum.

For this proxy to be valid:

- (a) The proxy giver must provide the date that the proxy is signed, his or her printed name, signature, apartment lot number(s), and the name of the proxy holder if other than the Board of Directors, and
- (b) This proxy must be received by the Association's Managing Agent or Secretary no later than 4:30 p.m. on **Wednesday, January 24, 2007. YOU MAY FAX YOUR PROXY TO: (808) 839-9430**

IF NOT ALREADY PROVIDED, I WISH TO OBTAIN A COPY OF THE ANNUAL AUDIT REPORT

Please sign your name as it appears in the Association's records. Executors, administrators, trustees, guardians, conservators and corporate officers are to add their titles and, if not already done, submit a copy of their appointment.

Unit/Lot: \_\_\_\_\_ ← **REQUIRED**

\_\_\_\_\_  
PRINTED Name of Owner

X

\_\_\_\_\_  
SIGNATURE of Owner (REQUIRED BY LAW):

DATE SIGNED: \_\_\_\_\_  
(required by law)

\_\_\_\_\_  
PRINTED Name of Owner

X

\_\_\_\_\_  
SIGNATURE of Owner (REQUIRED BY LAW):

DATE SIGNED: \_\_\_\_\_  
(required by law)

Internal Use Only  
Route to Joyce Cabagbag