

Komo Kauhale Newsletter

PRESIDENT'S MESSAGE

Let me start this newsletter by wishing everyone in the Kona Sea Villas family a safe and happy 4th of July. In keeping with this theme for a moment, I would like to remind all residents that in order to be good neighbors, and due to the constant threat of fire, fireworks of any kind are not allowed on any part of the property. Remember, Kona Sea Villas is an island of green surrounded by some very dry koa and kiawe trees at this time of the year, so let's all celebrate responsibly.

Since our last newsletter, a new Board of Directors was formed in January with Tom Walton elected as Association Vice President, Tally Sturm elected as Secretary, and Scott Schneider and myself re-elected as Treasurer and President, respectively. Completing the Board are Jay Hanson and Sophia Russell as Directors at-large.

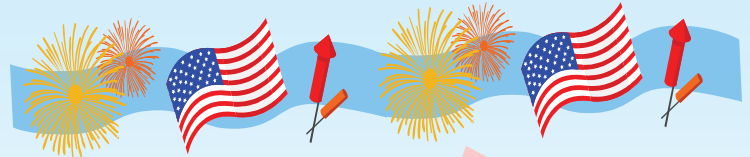
The most noticeable change on the property is the completion of the landscape upgrade project. This included the addition of rain gutters on Buildings A through F, the clearing of the area behind buildings I through L and replanting with grass, the partial replanting of the flood control berms behind Buildings G and H, and the clearing of the hill area to the right of the entrance as an area for our landscape maintenance crew to work from. The Association is considering use of this area as possible future overflow parking as well. Your understanding and patience through all of the construction, planting, and shifting of landscape focus was very much appreciated, and hopefully you'll agree, was worth the temporary inconvenience.

You may have also noticed some new faces on the property. The Association has retained Tropical Island Maintenance as its new landscape maintenance company, responsible for keeping the grounds in order. Tim Duffy and his crew have only been on-site for a couple of weeks, but I think you'll agree that things are beginning to look great, with some long overdue attention to everything from irrigation timing to pruning of shrubs and weeding.

I look forward to seeing you at the next Board of Directors meeting on August 11. 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
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Regular Meeting of the Board of Directors
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Friday, August 11, 2006
7:00 P.M.
KSV Pool Pavilion



HAVE A HAPPY FOURTH OF JULY

Kona Sea Villas Project Rules

Shortly, all owners and residents will receive a copy of the official KSV Project Rules as originally established by the Developer, Sunstone Kona LLC.

Although the Association is in the process of developing its own set of rules, there has been some confusion as to what are the “official” rules governing the property in the meantime. Well, here they are.

By distributing these to everyone, we hope that you will take the opportunity to make yourself familiar with them. There have been a number of “transgressions” recently concerning parking, pets, rental periods and even satellite TV installations. For the safety and enjoyment of all owners and residents, the Association will be becoming more involved in enforcing these rules in the near-term.

Please take a moment to read them, and remember—Owners are responsible for their tenants, and everyone is responsible for their guests.

Mahalo



- Announcements
 - Forms
 - Documents
 - Meeting Minutes
 - General Information
 - Webcams
 - Links
- 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
Attn: Jason Cleveland
P.O. Box 1537
Kailua-Kona, HI 96745-1537

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

Hawaiiana Account Manager:

Jason Cleveland
Email: Jason@hmcmtg.com
Office: (808) 930-3218 Ext. 371
Fax: (808) 325-2645

On-Site Managers:

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

2006 & 2007 Association Budgets

As promised at the annual meeting in January, we will review the mid-year 2006 Association budget, and preview the 2007 Operating Budget at the next Board Meeting on August 11.

The good news is that the steps we have taken last year have positioned us well as we enter into budget planning for 2007. We saw some increases in fuel-based services, such as utilities and trash collection, but overall the Association is reasonably on-budget.

We will also be discussing Step 3 of our 2-year, 3-Step plan to responsibly address Association finances, which is the 2007 Special Assessment. This assessment would be earmarked solely for funding the reserves. In preparation for this, the Association is in the process of commissioning a formal reserve study so that we can more accurately determine what our reserves should be.

Please come to the meeting on August 11 so that we have your input in this important process.

Resident Registration

It is important that all owners, residents, overnight guests and tenants be registered with the office in order for our on-site managers to know who belongs on the property or in case of emergency.

Please take a moment to complete the enclosed "Resident Registration" form and drop it by or fax it to the office at (808) 331-0975.



Association of Apartment Owners
 75-6060 Kuakini Highway
 Kailua-Kona, HI 96740
 Tel : (808) 331-1082 FAX: (808) 331-0975
 E-mail: konaseavillas@yahoo.com

RESIDENT REGISTRATION

Owner Name:	Unit No:
Owner E-Mail Address:	Telephone No:
Owner Permanent Address:	Alternate Telephone No:
	Emergency Contact Name & No(s):
Occupant Name(s) – Including all minors: (1) _____ (2) _____	Registration is for Owner, or for: <input type="checkbox"/> Tenant <input type="checkbox"/> Property Manager <input type="checkbox"/> Guest <input type="checkbox"/> Other: _____
(3) _____ (4) _____	
(5) _____ (6) _____	Please attach Supplement Form if any box above is checked.
Maximum occupancy for a 2-BR unit is 4 persons; for a 3-BR unit is 6 persons.	
Vehicle Information:	
Year: _____ Make: _____ Model: _____ Color: _____ License No: _____	
Year: _____ Make: _____ Model: _____ Color: _____ License No: _____	
Year: _____ Make: _____ Model: _____ Color: _____ License No: _____	
Pet Information:	
<input type="checkbox"/> Cat : Attach - <input type="checkbox"/> Veterinary certificate of current vaccination <input type="checkbox"/> Veterinary certificate of spaying/neutering Breed: _____ Color: _____	
<input type="checkbox"/> Bird – Type: _____ <input type="checkbox"/> Fish – Size of Aquarium: _____ Gals. Salt Fresh	
Owner(s) Signature: _____	Date: _____

Please mail or FAX completed form and Supplement (if any) to KSV Property Manager

Association Use Only		
Date Received: _____	Date Logged: _____	Completed By: _____
		RR-_____



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RESIDENT REGISTRATION – Supplement for Third Parties

Owners are responsible to ensure that only their authorized tenants, property managers, guests or others are permitted to have access to the property. Owners must also ensure that their tenants and/or other third parties understand and abide by all Association rules concerning the use and enjoyment of the property.

Owner Name:	Unit No:	
This Supplement is for: <input type="checkbox"/> Tenant <input type="checkbox"/> Property Manager <input type="checkbox"/> Guest <input type="checkbox"/> Other: _____	Owner Signature:	
	Date Signed:	
TENANT INFORMATION:		
Tenant Name(s) on Lease (Responsible Party):	Telephone No(s):	
	Date Lease Starts	Date Lease Ends
ON-ISLAND PROPERTY MANAGER INFORMATION:		
Contact Name:	24-Hour Contact Telephone No:	
Company Name and Address:	Office Telephone:	
	FAX No:	
	Contract Start Date:	Contract End Date:
GUEST INFORMATION:		
Guest Permanent Address:	Contact Telephone No:	
	Arrival Date:	Departure Date:
OTHER VISITOR:		
Name and Company:	Telephone No:	
Address:	Date Access Starts:	Date Access Ends
Purpose on site:	Identification:	

Association Use Only		
Date Received: _____	Date Logged: _____	Completed By: _____
RS-		Use Same Number as RR