

# Komo Kauhale Newsletter

## PRESIDENT'S MESSAGE

With the start of school and the arrival of the football season, you can be sure that it's the fall season at Kona Sea Villas.

Since our last newsletter, the Board of Directors has been very busy all summer and has accomplished a number of important tasks:

- We have reviewed our property management needs and decided to change property management companies for a variety of factors that provide a better fit with Kona Sea Villas' ongoing service needs;
- We have found and engaged a new landscape maintenance company, Tropical Island Maintenance, who are doing an outstanding job of keeping the grounds looking their best;
- We have engaged Woodbury Home Inspection Service to conduct our annual inspection and will be presenting the report to the Developer as required by our governing documents;
- We have also engaged Armstrong Consulting to conduct a full study of our property and to assess our reserve requirements. This data is crucial to understanding what our future maintenance needs will be, and allows us to better forecast our costs, and plan accordingly;
- We have gained another year's experience in what it takes to operate the Association, and have leveraged this knowledge into the 2007 Budget process;
- Finally, in response to a number of concerns from residents, the Association has begun to be more aggressive concerning the enforcement of our community rules and regulations. Every owner and resident should have received a copy of these in July, but if you still need one, they are available at the office, or at the Association website.

I look forward to seeing you at the next Board of Directors meeting on October 20. 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

### Regular Meeting of the Board of Directors

Friday, October 20, 2006

7:00 P.M.

KSV Pool Pavilion

All Owners and Residents are welcome to attend

## New Property Management Company

After careful consideration, the Board of Directors has decided to change property management companies from Hawaiiana Management Co, Ltd. to Certified Management, Inc. (CMI).

**This change will become effective November 1, 2006**, with property management responsibilities being handled as usual by Hawaiiana through October 31, 2006, while slowly transitioning responsibility and records to Certified Management over the next 60 days.

While most aspects of the change will be transparent to owners and residents, Certified Management will assume collection of maintenance fees beginning November 1, 2006. **For the first three months with Certified Management (November, December, January), statements will be used to pay maintenance fees for all owners regardless of your current payment method.** Each owner will be mailed individual statements for monthly maintenance fees.

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- **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: David Navey  
P.O. Box 1537  
Kailua-Kona, HI 96745-1537

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

### **Property Manager - Hawaiiana (Thru 10/31):**

David Navey  
Email: DavidN@hmcmtg.com  
Office: (808) 930-3218 Ext. 386  
Fax: (808) 331-1743

### **On-Site Managers:**

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

## **2006 & 2007 Association Budgets**

At the August 11 Board of Directors meeting, Association Treasurer Scott Schneider gave a presentation summarizing the year-to-date income and expenses as of June 30, 2006.

The good news is that the steps we have taken so far to address the real costs of running our community appear to be having the results we had hoped for – specifically, we are meeting our expenses for the most part. As could be expected, we saw some increases in fuel-based services, such as utilities and trash collection, and in Grounds Maintenance, but overall the Association is reasonably on-budget. A copy of this presentation and the financial statements is available in the secured area of the website.

We also discussed Step 3 of our 2-year, 3-Step plan to responsibly address Association finances, which is the 2006 Special Assessment. This assessment will be earmarked solely for funding the reserves. In preparation for this, the Board commissioned Armstrong Consulting to conduct a full study of the Association's Reserves, which is being used as input to the 2007 Budget planning, currently under way. A copy of the study is available in the secured area of the website and in the office.

With the receipt of the Reserve Study, the change to Certified Management well underway, and some information regarding insurance premiums, the Board is in the final stages of completing the 2007 Budget., which Owners will receive after it is adopted by the Board of Directors. Please plan on attending the October 20 Board meeting to learn more about the Association's finances and the 2007 budget. It's your money !!!

## **New Property Management Company (Continued from Page 1)**

These statements are used for the purpose of verifying the accuracy of the accounting records forwarded to CMI by Hawaiiiana. If you have already prepaid your maintenance fees to Hawaiiiana, the funds will be transferred. Also, because Certified Management needs your authorization on-file for its records, all owners electing direct debit of maintenance fees after the 3-month transition period will have to sign up once again for SurePay with Certified Management.

All owners will shortly be receiving an initial mailing explaining the transition process in detail, and the Association will establish a separate transition webpage on the website for the most up-to-date information. We thank Hawaiiiana for their two years of service to the Association, and look forward to a new chapter with the Kona Sea Villas account team from Certified Management.

## **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.

## **Pool Event Registration**

In order to make sure that the pool, spa and recreational facilities are available to residents as much as possible, it is important that all owners or residents who plan on having an event at the pool facilities pre-register with Claudia at the office and pay a small refundable deposit for cleaning.

Please note that reservations are on a "first come—first served" basis and that the Association reserves the right to ask unregistered parties to leave the pool premises immediately, so please do yourself, your guests and your neighbors a big favor by pre-registering and reserving your event with the office before you send out the invitations.

*Mahalo !*

## **Entry Gate Code Change**

The code to the main entry gate will be changing at the end of September in an effort to enhance security at Kona Sea Villas. A separate letter will be sent out to all owners and residents in the next few weeks with the new code.

Please do your part to help ensure the security of our community by not sharing the gate code with persons other than owners, tenants or property managers. Contractors should gain access via a key fob, and only for the duration of the time they are actively working on your property.

## Please Conserve Water

In preparation for the 2007 Annual Budget, a lot of analysis goes into how the Association spent its money the previous year. One of our largest expenses is utilities—and the “Big Three” are Electricity, Water and Sewer. Due to the fact that Kona Sea Villas uses a community meter, all water usage is paid by the Association using part of your Monthly Maintenance Fees. The table below shows our historical water usage— and it’s increasing.

It is easy to think that the water is “free” because you don’t receive an individual bill from the County. But nothing is further from the truth—Owners are affected by having higher Maintenance Dues, and they may have to pass these increases on to their tenants via rent increases—so everyone is affected one way or the other. Also, our sewer fees are computed by the County based on our water usage, so we are paying more on both sides.

Although we don’t have a lot of say about the rising cost of crude oil, we can all do our part to keep expenses down at Kona Sea Villas by using water responsibly, and conserving wherever possible. *Mahalo !!!*

<u>Period</u>	<u>Thousand Gallons (THG)</u>	<u>Amount</u>	<u>Cost/THG</u>
12/3-12/23/2004	544	\$ 2,139.52	\$ 3.9329
12/23-1/31/2005	1091	3,550.78	3.2546
1/31-2/24/2005	797	2,792.26	3.5035
2/24-3/30/2005	952	3,192.16	3.3531
3/30-4/28/2005	789	2,771.62	3.5128
4/28-5/31/2005	956	3,202.48	3.3499
5/31-6/28/2005	764	2,707.12	3.5434
6/28-7/28/2005	641	2,464.79	3.8452
7/28-8/29/2005	764	2,806.44	3.6734
8/29-9/28/2005	536	2,188.56	4.0831
9/28-10/28/2005	695	2,619.45	3.7690
10/28-11/25/2005	948	3,305.08	3.4864
11/25-12/29/2005	783	2,857.93	3.6500
12/29-2/3/2006	1074	3,646.54	3.3953
2/3-2/28/2006	702	2,638.42	3.7584
2/28-3/24/2006	692	2,611.32	3.7736
3/24-4/26/2006	1398	4,524.58	3.2365
4/26-5/31/2006	1478	4,741.38	3.2080
5/31-6/30/2006	1174	3,920.25	3.3392
<b>Average Usage (THG):</b>	<b>932</b>	<b>Avg Cost/THG:</b>	<b>\$ 3.7593</b>