

Komo Kauhale Newsletter

PRESIDENT'S MESSAGE

Did another year go by already? Even in Kona, it seems that time really does fly, and 2007 is now a memory. For the Association, it has been a year of changes. Some highlights:

- In March, Sunstone announced that they will build a condominium development just makai of Kona Sea Villas – many thanks to Tom Walton for representing the Association at Planning Commission meetings.
- In April, President Tom Reilly left the Board of Directors and Scott Schneider assumed that role. Tom Walton replaced Scott as Treasurer. Trude Fawson volunteered to act as a Board Member until the Annual Meeting.
- Also in April, the Board appointed Shawn Wilson, CPA to conduct the Association's 2007 annual audit, replacing Daniel Sullivan, CPA.
- In July, Connie Vohden replaced Kurt Black as the Certified Management, Inc. Account Executive for Kona Sea Villas.
- November 1st celebrated our first anniversary with Certified Management as our property management team – Thank You CMI for your service and professionalism !!!
- In December, Puna Certified Nursery replaced Tropical Island Maintenance as our landscape maintenance supplier.

So to kick off 2008, I hope to see you at the next Board of Directors and Annual meetings, both of which will be held on Friday, January 25. In the meantime, please feel free to Email me at the Association website if you have any questions, comments or concerns.

Scott Schneider, President

AOAO Kona Sea Villas

Annual Meeting of the Association

Friday, January 25, 2008
Registration begins 6:45 P.M.
Meeting at 7:15 P.M.
Certified Management Offices

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

Friday, January 25, 2008
6:00 P.M.
Certified Management Offices

**KSV Owners are welcome to at-
tend these meetings. Thank you
to our residents for your under-
standing.**

Pupu Potlucks – 1st 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**
- **Call or Email the office for access to the secured area.**

KONA SEA VILLAS—CONTACT INFO

Board of Directors:

Scott Schneider, *President*
Jay Hanson *Vice President*
Sophia Molnar-Russell, *Secretary*
Tom Walton, *Treasurer*
Trude Fawson

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

AOAO Kona Sea Villas—BoD
c/o Certified Management, Inc.
Attn: Connie Vohden
75-169 Hualalai Rd.
Kailua-Kona, HI 96740

Or Use the “Contact Us” page of the website.

Property Manager - Certified Management

Connie Vohden
Email: Connie@CertifiedHawaii.com
Office: (808) 329-6063 Ext. 9
Fax: (808) 326-2486
HNL Service Center: (808) 836-0911

On-Site Managers:

Larry and Claudia Elmore
Email: KonaSeaVillas@yahoo.com
Office: (808) 443-7436 **Updated**
Fax: (808) 331-1082 **Updated**

2008 Proxy Notices

The 2008 Annual Meeting of the Association will occur on **Friday, January 25, 2008**. **Registration will begin at 6:45 P.M.** immediately following the Regular Meeting of the Board of Directors. **The Annual Meeting will begin promptly at 7:15 P.M.** This year, both the Regular Board of Directors meeting and the Annual Meeting will be **held at the offices of Certified Management, 75-169 Hualalai Road, Kailua-Kona, HI 96740.**

Certified Management mailed proxy notices to each owner on December 11, 2007 . 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 or on the website. Please complete and fax to the number on the form, or mail to Connie Vohden 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 23, 2008 to be valid.

Mahalo for your cooperation!

Introducing Connie Vohden

As you may be aware, Kurt Black left Certified Management last summer to return to the mainland. In his place, the Association is pleased to introduce (albeit a bit late) our new Account Executive, Ms. Connie Vohden. Connie may be reached in the Kona Office at (808) 329-6063 Ext. 9; or by Email at Connie@CertifiedHawaii.com.

New Landscape Maintenance Company

On December 10, Puna Certified Nursery assumed the responsibility for maintaining the Landscaping at Kona Sea Villas. Puna comes well recommended to address some of our current landscape challenges and they have been actively working on weeding and trimming to get the property positioned to look its best by springtime. The Association is working with Puna to determine how best to re-plant certain areas of the property for both esthetics and maintenance.

In the next few months you will also 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 springtime, the Naupaka will be back to its usual lush self. Thank you for your patience and understanding while this work is being done.

One more favor, please – **Owners and Residents are requested NOT to make direct requests of the landscape maintenance staff.** If you have a need, please complete a Maintenance Request form, available at the pool or on the website, and turn it into the office. Larry will coordinate and schedule maintenance requests with the landscape team. Mahalo for your cooperation!

Landscape Committee

Keeping with the Landscape theme for a moment, the Association would like to recognize Brenda Walton, Marion Newton and Scott Fawson for serving as the Landscape Committee.

Their responsibilities will include working with the Board and Larry to ensure that maintenance is being performed as required, as well as suggesting improvements to the landscaping at Kona Sea Villas.

Thank you Brenda, Marion and Scott for your service !!!

Put it in the Bin, Please !

Just a reminder that the refuse company will NOT pick up any items that are not physically placed in the garbage dumpsters. Cardboard boxes should be broken down and placed as flat as possible to allow as much refuse as possible to be collected in the dumpster. **NO ITEMS WHATSOEVER SHOULD BE LEFT IN THE DUMPSTER ENCLOSURE AS THESE WILL NOT BE PICKED UP BY THE REFUSE COMPANY.**

One last reminder, the dumpsters are provided for the residents of Kona Sea Villas for **RESIDENTIAL WASTE ONLY**. This means non-hazardous waste generated by living at Kona Sea Villas. Dumpsters should not be used by persons for disposal of any type of commercial waste – even if you live at Kona Sea Villas and are operating a home-based business. Commercial waste should be hauled to the waste transfer station.

ALL hazardous waste should be disposed of in accordance with County, State and Federal law.

Volunteer to be a Board Member

In accordance with the Association By-laws, as a result of President Tom Reilly leaving the Association and Trude Fawson's appointment as an interim Director, and in order to have a more effective Board of Directors, the Board voted to reduce the number of Directors from 9 members to 5 members at the July 27, 2007 Board Meeting.

As part of this action, it was also decided to hold elections for the Board at the next (i.e. 2008) Annual Meeting. If any owner would like to be considered for election, please submit **in writing** a brief letter or Email to the Association indicating (1) Why you would like to serve; and (2) A resume and/or statement of your qualifications.

Please take into account that this is NOT a ceremonial position – Board Members are expected to actively serve in various aspects and participate throughout their term.

Submissions will be accepted through January 12, 2008, and will be distributed as part of the Annual Meeting materials.

2008 Board of Directors Meetings

The Regular Meetings of the Board of Directors have been scheduled for 2008 and appear in the table below. All owners are welcome to attend. For 2008, the meetings have been moved to the offices of Certified Management—about a mile and a half away—in order to take advantage of the larger meeting area, protection from the rain and air conditioning ! Directions are available on the website. Your comments and suggestions are always welcome, so please feel free to contact the Board at konaseavillas.com, or by dropping a letter to Connie Vohden at Certified Management.

Friday, January 25, 2008 *	6:00 PM	Certified Management Offices
Friday, April 25, 2008	6:00 PM	Certified Management Offices
Friday, July 25, 2008 **	6:00 PM	Certified Management Offices
Friday, October 24, 2008 ***	6:00 PM	Certified Management Offices

*** Immediately preceding the AOA KSV Annual Meeting**

**** 2008 YTD Financial Review & 2009 Preliminary Budget Review**

***** 2009 Budget Approval**

Attention All Residents !!!

The Kona Sea Villas community is a neighborhood of owners and tenant residents. In most cases, the difference is invisible as all residents of Kona Sea Villas are free to enjoy our beautiful Kona home. However, one difference concerns the management of renter's units. Owners who rent their apartment are required to either be available on-island to answer tenant inquiries, or they are required to use an on-island property management company to address tenant inquiries.

The Association's On-Site Managers, Larry and Claudia, are available to assist ALL residents with issues concerning the common areas, such as the gates, pool and grounds. However, **only owner's and their property management companies are responsible for responding to tenant's requests for maintenance to their individual apartments.** Rental residents should not contact Larry and Claudia concerning maintenance items unique to their apartment. The only exception to this is in the case where a situation could damage or affect the common elements or another apartment, such as a water leak or electrical problem.

Mahalo for your cooperation!

Attention All Owners !!

To protect your and your neighbor's investment at Kona Sea Villas, the Association By-laws specify that an On-Island Property Manager must be employed by the owner in two specific circumstances:

- If the unit will be unoccupied for a period greater than 30 days; or
- If the unit is rented or leased to tenants.

The On-Island Property manager's name and contact information should be registered with the office. **Also, just as a reminder to Owners who rent their property to tenants - in order to be considerate of your neighbors, the KSV Bylaws and Hawaii County zoning ordinances prescribe rental periods of no less than 30 days.**

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.

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.

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 directors present at the meeting.
- 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 25, 2008 at 7:15 AM at CERTIFIED MANAGEMENT, INC.** 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 23, 2008**. YOU MAY FAX YOUR PROXY TO: **(808) 326-2486**

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: _____

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 Sue Drechsel