



**KO KAUALE NEWSLETTER
"FROM OUR HOME TO
YOURS"
April 2009**

**The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, April 24, at 3:00 P.M.
All owners are invited to attend these meetings.**

WELCOME NEW SITE MANAGER

If you were unable to attend the annual meeting, the Board of Directors and Management would like to introduce and welcome new site manager, John Kilkenney. John came on board in December when Claudia and Larry Elmore resigned to manage their new business, *Taco Del Mar*. John lives in H4.

John is working 30 hours per week with additional maintenance added to his schedule such as painting, which he has already begun. He has attempted to meet all new residents in his daily walks throughout the site.

An enormous thanks to Claudia and Larry for their warm and dedicated service to *Kona Sea Villas* for 3 plus years.

WELCOME NEW BOARD MEMBER

Please also welcome new Board Member Joe Niemer, who was elected to a 3-year term and also the new Treasurer for KSV. Joe and his wife Peggy reside part time in L1.

Our heartfelt *mahalo* to Scott Schneider who dedicated thousands of hours, through thick and thin and pinching pennies to make KSV the home we enjoy today.

Please be alert to broken or leaky sprinklers and notify John immediately at (808) 443-7436. Wasted water ultimately raises all of our fees.
Mahalo

KONA SEA VILLAS CONTACT INFORMATION

Board of Directors

President	<i>Trude Fawson</i>
Vice President	<i>Tom Walton</i>
Secretary	<i>Scott Schneider</i>
Treasurer	<i>Joe Niemer</i>
Director	<i>Gary Hoffman</i>

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

AOAO Kona Sea Villas – BoD
% Certified Management, Inc.
Attn: Christy Hinds
75-169 Hualalai Rd.
Kailua-Kona, HI 96740

Or: use the "Contact Page" on the website

On-Site Manager

John Kilkenney
Email: sm@konaseavillas.com
Office: (808) 443-7436
Fax: (808) 331-1082

Property Manager—Certified Management

Christy Hinds
Email: christyh@certifiedhawaii.com
Office: (808) 326-2486
HNL Service Center: (808) 836-0911

**PLEASE BE SURE YOUR EMAIL IS
UPDATED**

PRESIDENT'S MESSAGE

It's April and summer is just around the corner. Summer is a busy time for most people living in Hawaii. Summer will also be a busy time for the Association.

We will be distributing our first annual Owner/Resident Satisfaction Survey in the next few weeks. The purpose of the survey is to gather feedback and suggestions from everyone to help the Board to be more responsive to community needs. The survey will be distributed on-line. Look for email announcements and notices on the dumpsters with instructions about how to participate in this survey coming soon. We hope to have preliminary results from the survey to report at the April Board Meeting.

You may have already seen John Kilkenny, our site manager, climbing on the roofs to work on some of our deteriorating white trim on the buildings. This summer, John will be working full time in order to be able to spend more time painting.

Summer is also a good time to remind everyone about important maintenance issues. We will be seeking bids for safety inspections under the new Hawaii condominium law, 514b in the fall. In the meantime, please check items such as washer and dryer hoses, and toilet connections. Remember to turn off the water if you plan to be away for an extended period. If you have not drained your hot water heater in the last year, it is also a good time to do that. Check your smoke detectors.

Summer also brings more company and more outdoor parties. Everyone, please be respectful of your neighbors. Avoid loud music and make sure that you are in compliance with the Project Rules. If you do not have a current copy of the Project Rules, John Kilkenny, our site manager will be happy to provide you with one. Owners, remember that you are responsible for the behavior of your tenants and guests. Fines will be assessed to you if occupants of your unit violate any of the Project Rules.

Your neighbor,
Trude Fawson
Unit H-1

President, Kona Sea Villas AOA

Two positive things about community living such as KSV is the opportunity for new acquaintances and sharing experiences. In order for all residents to have positive experiences to share, we need to be conscious of acceptable behaviors and practices throughout the property by reviewing the Bylaws and House Rules. Our units are our homes, but be mindful of noise and smoke. It is recommended that any smoking be done at the dumpster area away from the units. Please make yourself, your tenants or guests aware of these rules in order to make KSV a community that works for everyone.

A FEW REMINDERS

- 1) Register with the office if you are holding an event at the pool and/or BBQ area. A \$50 refundable deposit is required.
- 2) 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.

- 3) Flatten all boxes going into the dumpster
- 4) ALERT: Individual unit insurance is required by all homeowners as approved at the January meeting. Minimum requirements will be discussed at the April 24 meeting. The name of your policyholder and expiration date should be emailed to Site Manager, John Kilkenny.
- 5) The Board is currently getting bids to replace all washer/dryer hoses and clean the dryer vents. Watch the website for further information.
- 6) Pool/Fitness Center Dos and Don'ts:
 - An adult over age 18 must supervise children under the age of 14.
 - 8 am to noon Mondays, Wednesdays and Fridays is adult swim only.
 - No adult shall supervise more than 3 children at any given time.
 - No running, jumping or horseplay is permitted in pool area.
 - Each owner or tenant may have only 3 guests per unit.
 - Pool gates are not to be left open.
 - No child under age 4 or in waterproof diapers is permitted in the spa.
 - Infants must have on waterproof diapers designed for pool use.
 - Shirts are to be worn in the Fitness Center.