



KO KAUALE NEWSLETTER
“FROM OUR HOME TO
YOURS”
June 2009

The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, July 31, at 3:00 P.M. All owners are invited to attend these meetings.

PRESIDENT’S MESSAGE

Let me begin this newsletter by wishing everyone in the *Kona Sea Villas* family a safe and happy 4th of July. This is a good time to remind all residents that in order to be good neighbors, and due to the constant threat of fire, fireworks of ***any kind*** are strictly prohibited on any part of the property. Our property is an island of green surrounded by some very dry koa and kiawe trees at this time of year, so let’s all celebrate responsibly.

You may have noticed some recent improvements at Kona Sea Villas. We have completed repairs of our sprinkler system. This should result in considerable savings on water as well as keeping our grass and shrubs healthy. It will also prevent future deterioration of our buildings because the sprinklers are no longer hitting the wood siding.

The painting of the fascia of all of the buildings will be completed soon. This summer John will be working on repairing and painting the wooden garage doors. By having John work full time this summer on the painting, we will be achieving considerable cost savings.

We look forward to seeing you at the next Board of Directors meeting on July 31. In the meantime, please feel free to Email me at the Association website if you have any questions, comments or concerns.

Trude Fawson, President

RESIDENT REGISTRATION

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

Please take a moment to complete the “Resident Registration” form available on the website and drop it by the office or fax to 808-331-1082.

KONA SEA VILLAS CONTACT INFORMATION

<u>Board of Directors</u>	
President	<i>Trude Fawson</i>
Vice President	<i>Tom Walton</i>
Secretary	<i>Marion Newton</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 Kilkenny
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

KSV UPDATED PROJECT RULES

All owners were recently emailed the updated Project Rules. We hope you have taken the opportunity to review them and the changes – owners are responsible for their tenants, and everyone is responsible for their guests. Fines will be assessed to you if occupants of your unit violate any of the rules. An ongoing “transgression” concerns parking – using your assigned stall and staying within its boundary. Review your assigned stall as to whether it is for a compact or regular size vehicle. If unsure, please check with John.

With summers arrival, a few reminders for the safety and pleasure to all residents:

- Dogs are not allowed on the property.
- Diapered children must wear clean, waterproof diapers designed for pool use.
- Children age 4 or below or any child wearing diapers of any kind are not allowed in the spa for safety and hygiene reasons.
- Shirts must be worn when using exercise equipment.
- Alcoholic beverages are only permitted in the covered BBQ area.
- Use of illegal or controlled substances are not allowed anywhere on the property.
- **Gates to the pool must be secured at all times. Fines will be issued for non-compliance.**
- No more than 3 guests per unit may use the pool and must be with the tenant at any given time.
- NO RUNNING, JUMPING OR HORSEPLAY IS PERMITTED IN THE POOL AREA.
- All children 14 and under must be accompanied by an adult 18 or over while in the pool area.
- Lanais must be free of everything except a grill (lower lanais only) and lawn furniture.

- Please review “Use of Common Areas” in the Project Rules.

SITE MANAGER REPORT

Hello all,

I am so pleased to be able to serve you in my capacity as the resident site manager as well as get to enjoy being a resident of our wonderful community. I appreciate everyone’s kindness and friendliness. *Kona Sea Villas* embodies the spirit of aloha for my family and me.

Presently, the landscaping team, led by Noelle and Puna Nursery, has kept our homes looking fabulous! I only wish they did interiors as well! Ha ha. And, our very own Scott Fawson has just completed a renovation and refurbishment of our irrigation system that will greatly assist the crew’s work on maintaining and beautifying our landscaping. Thank you Scott!

Along with my regular duties, I will spend the summer painting, repairing and/or replacing the side doors of our garages. Please let me know when you notice things that need attention, cleaning and/or repair. I can be reached at sm@konaseavillas.com or call me at 808-443-7436.

I appreciate your comments and will attempt to answer your questions. Thank you all for making *Kona Sea Villas* such a peaceful and special place to live.

Best regards,
John Kilkenny, KSV Site Manager

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

PLEASE BE SURE YOUR EMAIL IS UPDATED

It is much more efficient and certainly more cost effective to communicate with our owners via email. At this time, we have all but 7 owners who have provided their email address. 😊 MAHALO

If you missed a Board Meeting along the way, please be sure to check the website for minutes.

www.konaseavillas.com

TENANTS! You are also invited to provide your email address for receipt of the Newsletter. You may email to John at sm@konaseavillas.com