



**KO KAUHALE NEWSLETTER
"FROM OUR HOME TO
YOURS"
November 2009**

The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, January 29, 2010 at 10 A.M. The 2010 Annual meeting will be held January 29 at 6 P.M. All owners are invited to attend these meetings.

MESSAGE FROM THE TREASURER

Our Association's finances continue to remain stable, but not without challenges. Our Reserve account is funded to the level recommended by the reserve study and is at a level compliant with the laws of the State of Hawaii. Our Operating account shows our operating expenses year to date to be slightly under budget, however our operating income is lower by approximately the same amount as we are under in expenses. The income shortfall is a result of non-payment of Association dues by some of our neighbors. Most of the delinquent accounts are in foreclosure and the Association will, at some point, receive some of the past dues dollars, but not the entire amount due the Association. All available remedies are being taken by the Association and our management company (Certified Management) to collect on the past due accounts to reduce the financial burden that is placed on the rest of us as a result of the non payment of Association dues.

For 2010, the monthly Operating and Reserve fees will remain the same as 2009. The Association's operating expenses are becoming more predictable as approximately 80% of our operating expenses are fixed (insurance, landscaping, utilities, on site and property management). The largest variable in the 2010 Operating budget will be the level of delinquent accounts and the corresponding income from those accounts. The 2010 Reserve budget will again keep us right in line with the reserve study and not defer the accrual of capital funds to a future date.

Joe Niemer, Treasurer

MAHALO

Smokers for stepping away from buildings for a smoke. Your consideration is sincerely appreciated by neighbors.

REMINDERS

There have been a few issues brought to the attention of the board concerning safety and non-compliance of the Project Rules:

- Children age 4 or below (or any child wearing diapers of any kind) are not allowed in the spa for safety and hygiene reasons.
- **Gates to the pool must be secured at all times. Fines will be issued for non-compliance.**
- Again for safety reasons, **NO** pool toys are allowed in the pool. Please review Part I, B for the POOL AND SPA posted at the site.
- It is suggested we all review "**Use of Common Areas**" in the Project Rules, Part I, J. KSV was not designed with a play area in mind. It is imperative that each resident and guest maintain the appropriate respect for the needs and rights of all in the complex.
- Garage doors are to be closed at all times except for exiting and entering. No automobile maintenance is permitted.

The Association is obligated to enforce the CC&R's. Failure to do so could result in fines or other legal action, which only creates unnecessary stress on all owners, Management and the Board of Directors. We thank you in advance for your cooperation.



WELCOME NEW RESIDENTS

We welcome the following new residents to KSV:

C22—Elizabeth Darling, Justin Brown, Qi Chen

D1—Kyle Joaquin, Jeremie Ayon, Jimmy Outen

E2—Keola Siu, Miho Ito, Lanakila Ito Siu

E4—Anastasia, Toby & Keira Person

F3—Wouter, Jennifer & Makaio Roos

G2—Daniel, Annie, Melia, Sophie Hyde

G22—Gale Hicks

H4—Jannica Curasema, Eleese Dorsey, Kristen Ortiz

H22—Charlot Bryant

H23—Jonathan, Krista, Oaklee Thomas;

I22—Tom, Bonnie, Micah, Andrew, Noah, Molly Munion, Margie Pletan;

I23—Gavin, Janeen, Shae, Keanu Fonseca

I4—Paul, Leslie, Connor, Kaelan, Ryan Poppa

J3—Jeremy & Katherine Walsh

L4—Steven, Suzanne, Dash Dunn

SITE MANAGER REPORT

Welcome to our many new residents. I so appreciate the warmth and congeniality of our community.

Due to the increased numbers of young children present, it is vitally important to keep our pool gates latched at all times. Thank you all for being conscientious.

Please clean the BBQ after every use and thank you for sharing.

In the next week, our front gates will be removed for repainting. The process will take up to three weeks to complete. During this time, we all will need to be vigilant. I will deliver a more detailed letter shortly.

John Kilkenny, KSV Site Manager



If anyone would be interested in attending a once-a-month pupu potluck, please drop a note in the door at the Manager's Office at the pool. This is a nice way to get to know your *hoalaunas* (neighbors) here at KSV. Everyone would bring a pupu to share for a minimum of 10, table service and beverage. Please specify day.

KONA SEA VILLAS CONTACT INFORMATION

Board of Directors

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
HNL Service Center: (808) 836-0911

PLEASE BE SURE YOUR EMAIL IS UPDATED

It is much more efficient and certainly more cost effective to communicate with our owners via email. Should you change your email, please advise sm@konaseavillas.com. 🙏 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

WASP NESTS

The Association and Site Manager make every attempt to eliminate wasp nests as they are spotted. Should you see a nest in or around your building or garage, please don't hesitate to contact John at sm@konaseavillas.com. Thank you.