



**KOMO KAUHALE NEWSLETTER
"FROM OUR HOME TO
YOURS"
April 2010**

**The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, April 30, 2010 at 3:00 P.M.
All owners are invited to attend these meetings.**

MESSAGE FROM THE PRESIDENT

Happy Spring to Everyone!

The Board has been working on several projects this quarter. We originally contracted to have our dryer vents cleaned because lint build-up in dryer vents is a serious fire danger. However, we found out that lint was not our major problem. Many of our dryer vents had become home for birds that found them to be a perfect place to homestead. The vents were filled with twigs and straw. As soon as the vents were cleaned, the birds returned with a vengeance determined to rebuild their homes. Within a week, we had new nests complete with eggs. We are currently in the process of installing screens on the vents to prevent the birds from nesting in them again. We love our feathered friends... but not in our dryer vents.

Our State legislators also seemed to be working against us this month. One item on the laundry list of taxes that they came up with to help pay for the shortfall in revenue this year was a 1% tax on the maintenance fees that the Association receives from owners. This would have meant double taxation since we already pay tax to the vendors who provide services to KSV. Some of you participated in the email campaign that we sponsored to let our legislators know how unhappy we were with this proposal. Although the proposed tax passed the first hurdle in the Legislature, it was defeated in committee. I like to think that our emails made a difference. It was a pleasant surprise to receive emails back from the State Senators and Representatives in response to the emails that we sent to them. Maybe they do listen.

The most visible project that concerned the Board this quarter is the roundabout. The Landscape Committee worked very hard to find an aesthetically pleasing and cost-effective solution to the poisoning of the monkey pod tree. It became abundantly clear in the last month that the tree was not going to recover and that the dead tree would have to be removed. The Landscape Committee came up with a plan for new trees and shrubs that would meet our needs for an impressive entrance to our community without severely limiting ocean views. They then, proceeded to get competitive bids from several landscape companies to do the work.

A contract will be awarded in the next few days and the work should be completed by the end of the month. Thank you to Brenda, Marion, Sophia, and Scott for your hard work. Thanks to you, we will once again have an entrance that we can all enjoy.

Trude Fawson
President

ANTS IN YOUR MAILBOX?

Have you gone to pick up your mail and found a mailbox full of ants? On your next mail pick up, place a BOUNCE dryer sheet in the box and the ants will disappear! (Most of the time) The mail person will not remove it.

PROOF OF INSURANCE FOR EACH UNIT

At the January 2008 Annual Meeting, a majority of owners approved requiring individual unit insurance. Policies are generally written for one year so it is time once again to submit that proof to Site Manager, John Kilkenny no later than July 1. You may fax to the Site Managers' office at 808-331-1082, drop off at the office or to Certified Management Inc.

Please be aware that if the Board purchases a policy for you, you will not have the option of opting out of that coverage until renewal, regardless if you already had insurance in effect. Should you have questions, please contact Christy Hinds, Account Executive at Certified, 808-329-6062.

UPDATING UNIT INFORMATION

Your board and site managers are attempting to get all owner and resident information as current as possible. If you believe you have a different vehicle, phone number or email address since submitting your original form, please advise the site managers or submit a new form by downloading from the Kona Sea Villas website. MAHALO!



WELCOME NEW RESIDENTS

We welcome the following new residents to KSV:

G1 – Jeanette Chilcote

I22 -- Saa' Abbott, Leialoha, Waiumi and LoiHi Umiamaka and Sam McPherson

L23 – Gary and Mary Bauchman

SITE MANAGERS' REPORTS

Greetings and aloha to our wonderful Kona Sea Villa's community. The spring has been a time of refreshing and growing. Our landscapers have been busy maintaining and beautifying our property and a number of ongoing maintenance projects are underway.

Our gates have been refurbished, a new set of night lights have been installed near L Bldg (thank you Scott Fawson), the landscape committee has been establishing new guidelines and goals for the property (thank you Brenda Walton and members of the landscaping committee) and the repainting of the trim on our buildings has begun.

On May 5th, beginning at 9am, water on our property will be turned off for six to eight hours. Please mark your calendar and make appropriate preparations. During this time, our backflow preventer valve will be repaired to meet county code requirements. I apologize for any inconvenience this may cause. Please contact me if you have a special need that I may assist you with.

Please remember to park only in your assigned spaces and to remind your guest's to park in "Guest" stalls only. I found someone parked in my spot this past week and can appreciate the range of emotions that this experience can generate. We have limited parking on our property. There are extra "Guest" stalls between the pool and buildings G, I and L. It is so important that we maintain and sustain our community by watching out for each other.

I recommend that we all take the time to periodically reread our house rules (posted on the konaseavillas.com website). And, if you share your home with a guest and/or renter,

please provide them with a copy of the house rules.

I so appreciate living here at Kona Sea Villas and enjoy the opportunity to share that experience with all of you.

Best regards,

John Kilkenny, KSV Site Manager



Aloha! It's great for me to be back at Kona Sea Villas! My husband Cliff and I lived in H building for 1 1/2 years after moving to the Big Island from Sheboygan, Wisconsin and have lived in Keauhou for the past year. Cliff's enjoying his accounting career in Kona and I continue to operate a cleaning/home care business here, as I did in Wisconsin. Our three adult daughters (and two sons-in-law) all live on the mainland, but know they always have a grand place to visit!

As your Assistant Site Manager I've been tending to the pool, BBQ and fitness center areas and working with the landscapers. I've also been walking the property making sure everything is maintained to the very high standards that you've come to enjoy as residents here.

When not on-site at KSV, you may see me swimming in the ocean, riding my bike or running as I train for triathlon races.

I look forward to meeting you all, and doing my part to enhance your "living in paradise" experience!

Bobbi Acheson, KSV Assistant Site Manager

REMINDER

The water will be shut off on May 5 at 9 am and will remain off for around 6 hours. A backflow preventer is scheduled for overhaul.

WATER USAGE

Owners and Renters, again last month water consumption continued to rise. As you read in the *February Newsletter*, this will affect us all

through higher maintenance fees, which will also result in higher rents. The Board is asking for your cooperation by means of various conservation measures such as: 1) if washing a small load of clothes, set the water level appropriately; 2) shorter showers (or getting in to get wet, turn off water while soaping, and turn water on to rinse off); 3) listen for internal faucet dripping or water running; 4) don't hand wash dishes but rather utilize the dishwasher for a full load; and 5) be on the lookout for broken sprinklers (**thanks to C2** resident for calling in a broken sprinkler head recently). With all of us being more watchful of our water usage, we may be better able to maintain our current budget.

ROUNDABOUT MONKEY POD REMOVAL AND REPLANTING

Owners, the now dead Monkey Pod tree is scheduled to be removed the week of May 3rd with landscaping to follow. PUNA Landscape received the bid and the Committee and Board believe you will enjoy the new look. A draft of the plan will be available at the board meeting a week from today. Mahalo for your patience. 😊

KONA SEA VILLAS CONTACT INFORMATION

Board of Directors

President	Trude Fawson
Vice President	Tom Walton
Secretary	Marion Newton
Treasurer	Joe Niemer
Director	Gary Hoffman

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

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