



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

The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, January 29, 2010 at 2:00 PM. The 2010 ANNUAL meeting will be held January 29 at 6 PM with registration beginning at 5:30 PM. All owners are invited to attend these meetings.

MESSAGE FROM THE PRESIDENT

Happy New Year to everyone! 2009 was a difficult year for many of us. The poor economy worldwide meant that many of our friends and neighbors lost jobs or had their wages reduced. Property values continued to fall, as did rents. As an Association, we saw foreclosures and delinquencies in payment of monthly dues.

However, by the end of the year, the stock market was up and things seemed to be looking better for jobs and property values. We are all looking forward to a better year.

Because of good money management and by postponing some needed updates, we were able to keep Association dues for 2010 at the same level as last year. We will need to keep a careful eye on the budget during 2010.

On a personal note, some of you know that Scott and I were delayed getting back to Kona after our summer on the Mainland. Thank you for all of your cards and phone calls (and cows) following Scott's surgery.

I would like to say that it is truly wonderful to be back in paradise. The ocean and the palm trees seem even more beautiful than ever. We are all very lucky to be living in such a wonderful place. And...we are truly lucky to have such a great and caring community at KSV.

We have great plans for 2010. The Board would love to hear creative ideas and suggestions. Please send them to us via the KSV website or you can email me directly at trude@hawaiiantel.net.

Trude Fawson H-1



2010 PROXY NOTICES

The 2010 Annual Meeting of the KSV AOA **will be held on Friday, January 29, 2010. Registration begins at 5:30 PM and the Annual Meeting will begin promptly at 6:00 PM.** The regular Board Meeting will be held at 2:00 PM. Both meetings will take place at Certified Management, 75-169 Hualalai Road.

Certified Management mailed proxy notices to each owner in December. 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 ENVELOPE THAT WAS PROVIDED. You can also fax your proxy to 808-326-2486. Proxy forms must be received at the Certified office by January 27. If you need a proxy notice, please email Marion Newton at konamarion@yahoo.com or see me at H2.

DRYER VENT CLEANING SCHEDULE

Following is the schedule for cleaning the vents. **THERE IS NO CHARGE TO YOU.** Please have your unit available on the scheduled day. (See letter you received from Certified Management.)

Building A	Jan 4	Building G	Jan 12
Building B	Jan 5	Building H	Jan 13
Building C	Jan 6	Building I	Jan 14
Building D	Jan 7	Building J	Jan 15
Building E	Jan 8	building K	Jan 18
Building F	Jan 11	Building L	Jan 19

TERMITE INSPECTIONS

Buildings A-F Jan 14 Buildings G-L Jan 15

GATE POWDER COATING

The entry gate will be removed on January 12 for approximately 1 to 2 weeks for powder coating. Your patience and vigilance will be appreciated. Please notify the site manager or a board member should you see any unwelcome guests or unknown visitors. MAHALO.

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WATER HEATERS

To the Board's knowledge, the first water heater on site had to be replaced this past week in a 6-year-old old complex. If you are one of the lucky owners who have a "corner heater" in the poorly designed closet, it also means that the heater in the middle must be drained and removed. In order to assist in the efficiency of your water heater, it would be prudent to attach a hose to the drain once or twice a year to make sure the calcium deposits do not build up and plug, as has been the case in H Building. Unfortunately it may be too late for most. Owners and residents are asked to be on the lookout for water coming from the closet containing the hot water heaters in order to catch any leak as quickly as possible.

WELCOME NEW RESIDENTS

We welcome the following new residents to KSV:
G23—Jim Higgins

SITE MANAGER REPORT

Hello All and Happy New Year! I trust the New Year will bring new opportunities and joys to us all. I want to thank all the residents who continue to make Kona Sea Villas such an extraordinary place to live. I also want to thank our association's volunteer board for being proactive and energized to continue enhancing our surroundings, sense of security and comfort. I have now completed a full year as the site manager and my third year as a resident.

Parking will always be a challenge at Kona Sea Villas. I appreciate everyone using their assigned stalls properly and for instructing their guests to park in

available guest parking stalls. There is room past "L" building on the gravel for overflow parking. Please let me know if you will have guests for an extended period of time, as I will enforce infractions with warning letters/fines.

This past year our House Rules have been updated. If you would like an additional copy, please contact me or you can download them from the Kona Sea Villas' website: konaseavillas.com.

Our front gate will be removed for up to two weeks for repainting. Please be vigilant and look out for each other during this time. I can be reached at all hours on the KSV site manager phone: 443-7436.

I wish all of you another wonderful year.
John Kilkeny, KSV Site Manager

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

REMINDER TO OWNERS who rent their property to tenants – the KSV Bylaws and County Zoning ordinances **do not permit rentals of less than 30 days.**

Mahalo for your cooperation.

CC&R VIOLATIONS – Our Project Rules are designed to promote safety, protect property values, and maintain harmony within the community. They include no towels, bathing suits or laundry hanging from lanai or fence railings, no storage of athletic equipment, toys or other materials on lanais, adult supervision of children at the pool at all times, no climbing of trees or playing in the common areas, and no loud music or TVs after 10 p.m.

Owners and residents are not permitted to park in spots reserved for guests. Each unit has one marked stall and one garage. Additional vehicles must be registered with the site manager and parked in the gravel pit area.

The Association is obligated to enforce the CC & R's and will send letters to owners that are in violation. Repeated violations will result in fines and/or legal action. PLEASE take time to review the CC&R's to ensure that you and your tenants understand our community expectations. If you do not have a copy of the Project Rules, please contact our Site Manager, John Kilkenny, and he will provide you with the complete list.

MAHALO

TRASH PROTOCOL

Just a reminder that the refuse company will NOT pick up items that are adjacent to the trash dumpsters. Cardboard boxes must be flattened in order to allow as much refuse as possible to be collected in the dumpster. ALL hazardous waste should be disposed of in accordance with County, State and Federal Law.

WHAT ARE YOUR NEIGHBORS THINKING?

From A Concerned Resident

This is a community of common walls and noise carrying corridors. KSV has Project Rules about noise and most residents are aware of time of quietness. KSV Project Rules state that the hours before 8:00 am and after 10:00 pm are quiet time; loud talking, TV's, music, pounding, drums, or other noise producing activities need to be toned down.

But what about those other times? Have you thought about what your neighbors in your building or other buildings are hearing. Are you practicing good Aloha while living in this community?

Laughter brings thoughts of happiness and harmony. Most of the time that sound is welcomed. Maybe not when your sick neighbor is in bed with the flu and is trying to get some much-needed sleep. But, even then, hearing happy people can be endured when it is not a "riotous" party that goes on into the night.

Fighting, Crying and Screaming brings concern for a person's well being. Over the past year there has been an increasing rate of alarm from residents regarding children constantly screaming and crying. Normally, the first thought is that the child has had an accident. However, when it occurs on a daily basis concerns are raised that someone may be hurting that child.

No one wants to ask a parent if they are hurting their children and most neighbors don't want to get into child rearing philosophies. However, a peaceful, stress free environment is the right of each resident and it is the parent's responsibility to see that their neighbors are not forced into registering complaints with KSV management, calling the police, or even worse, Children's Protective Services.

Live Aloha at KSV! Get to know your neighbors. Ask them about what in your lifestyle is annoying or concerning to them. And tell them if you have an issue with their noise or lifestyle.

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

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

MARK YOUR CALENDAR FOR THE 2010 BOARD MEETINGS

Friday, January 29, 2010	2:00 PM	Certified Management Office
Friday, April 30, 2010	3:00 PM	Certified Management Office
Friday, July 30, 2010	3:00 PM	Certified Management Office
Friday, October 15, 2010	3:00 PM	Certified Management Office

KONA SEA VILLAS LANDSCAPING COMMITTEE REPORT

January 2010

by Brenda Walton, Chair

LANDSCAPING IS AN ONGOING PROJECT

A wise local once said "In Hawaii you spend a month to a year on your landscaping project and spend each year after that weeding, trimming, yanking out the overgrowth, and replanting where you made the wrong decisions". Landscaping at KSV is a prime example of that statement. While most of the original design has worked well, we continue to work on areas that still need development and where we could have made a better decision.

Future and ongoing projects include improving the entry area, both outside and inside the gates, and review of common area and owner area landscaping to assure good views for all residents.

OWNER LANDSCAPING HAS GUIDELINES

While many of our owners have spent their own (and very much appreciated) time and money enhancing entry areas (which are designated as common areas), it is KSV policy that our landscaping personnel are not responsible for replacement of dying plants with plants of the same variety. In fact, if one type of plant does not thrive in a specific spot, it might be wise to try a different type rather than to replace it with the same species. Our landscaping crew will try to work with you and your design ideas. However, the end result needs to be what is best for KSV overall.

Landscaping and maintenance of owner areas (primarily ground level units) are also subject to KSV Project Rules. Owners are required to keep their areas free of weeds and insects and to keep them well pruned. Plants and trees should be kept away from buildings and fencing in order to prevent damage to building exteriors. And remember, no fruit trees are permitted within the courtyards. Planting shrubs, palms or other trees that block a neighbor's view is not only pushing the limits of the Project Rules, but is also poor "Aloha." Please practice good Aloha and consider your neighbors when designing your Lanai area. This year's small plant can be next year's view blocker.

MONKEY POD TREE VANDALIZED

The Monkey Pod tree in the roundabout was planted over five years ago. As the tree grew and began to obstruct the ocean view of some units, there were many discussions and meetings to determine the best course of action that would preserve owners' views and, at the same time, continue to have a picturesque entrance to the Kona Sea Villas property.

The Board of Directors and the Landscaping Committee at KSV are committed to doing as much as possible to preserve the views of each owner; recognizing that for many of us it is one of the primary reasons for purchasing a unit. For this reason, the Monkey Pod has been trimmed frequently.

At times, after a trimming, the tree has looked unattractive; but after going through shock it has come back. In early November of this year we noticed some yellowing & dropping of leaves. As we have gone through periods of "sickness" with plants & trees we were not concerned until the tree continued to drop leaves and it was evident something was wrong.

A closer inspection of the tree revealed at least three drilled holes, large enough to pour in a poison such as Round Up. Why and how this was done is pure speculation. The fact that it was done is distressing and very disturbing – disturbing in that someone would feel they could destroy property that is not individually owned by them – disturbing because removal of the tree if it died would cost the Association several thousand dollars in money that none of us has to spare at this time.

Much anger and concern has been expressed about this incident. Questions have been raised about the safety of owner plantings within the courtyards and in front of their units. Will my tree be poisoned next if one individual doesn't like it? This anger and concern can have an effect on our KSV lifestyle, depending on what we, as residents, do about it. The positive result that we have seen from this incident is how many people rallied to send a strong message that this action was unacceptable and disrespectful and that it will not be tolerated again. This incident brings us closer together as a community. We all need to be more aware and to participate in the upkeep and improvement of KSV. The common areas are owned by us all.

At this time it appears the tree will survive and come back as strong and graceful as ever but it will take some time. During this gangly stage we ask for your patience and support. Think of it as the gangly teenager stage most of us went through. On the outside we were not very attractive, but on the inside we had great potential, just taking its time to bust out.