



**KOMO KAUHALE NEWSLETTER**  
**“FROM OUR HOME TO**  
**YOURS”**  
**July 2010**

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

### MESSAGE FROM THE PRESIDENT

I hope everyone is having a great summer whether you are on island, spending the summer on the mainland or traveling to exotic ports on vacation.

We have several long awaited maintenance activities going on this summer. I'm sure everyone will be happy to see the new paint on our buildings and garages. Our goal is to keep Kona Sea Villas in mint condition in order to maintain the ambiance that we all enjoy and to protect our property values.

Of course, spending money on maintenance must be balanced with our income. As you all know, our Association has experienced a high level of delinquencies as a function of the current recession. When some homeowners fail to pay their monthly fees, the rest of us have to make up the difference or forego necessary services. This, clearly, is not fair to those of us who pay our dues on time every month.

The Board has taken several steps to aggressively collect delinquent funds and to prevent additional delinquencies. You should have received a copy of the Revised Assessment Payment Plan in the mail from Certified Management. Please read it carefully. We have a new local attorney who will be handling collection of all delinquent accounts going forward. The Board is prepared to use any and all legal measures to make sure that owners pay their monthly fees on time. Homeowners are responsible for paying their Association dues even if their units are going into foreclosure. If you have any questions about the new policy, please don't hesitate to contact Christy Hinds at Certified.

Trude Fawson  
President

### UNIT WATER LEAKS

It is with sad news that we report yet another leak from water hoses in a unit; this one in a 3-3 unit. The hose under the kitchen sink failed causing severe water damage. Your board strongly urges you to review the House Rules **Part 2, Owner Responsibilities Section A**, the 5 points of **Owner Registration**. Hawaii state law requires that owners designate a property manager or an individual to check the unit at minimum every 30 days. Please also advise the board or site manager of the name and phone number of your property manager or agent. As there have been several leaks stemming from water hoses under the kitchen or bathroom sinks, (4 since June) please strongly consider hiring a handyman to replace these hoses. If you need a recommendation for a handyman, please contact the Site Manager, John Kilkenny or our Account Executive, Christy Hinds.

The leaks under the kitchen sinks have been in the factory provided braided hoses that come with the Kohler sink faucet. The hoses cannot be replaced without replacing the entire faucet. There is no way to detect any wear to predict the pinhole leaks.

The only way to be safe is to check under the sink for water on a regular basis. Some people recommend always having a small plastic tub under the hoses to catch any leaks but that would only buy a day or two in case of a failure. **We recommend that people use the knobs under the kitchen and bathroom sinks to turn off the water if they are going to be gone for longer than 2 or 3 days.** Turning off the water at the fixture does not prevent water from going to the irrigation system (if there is one), which must be kept on to prevent plant loss on the lanais. Other leaks caused by faulty fittings and rubber hoses on washing machines could be prevented by installing the braided hoses.

### PROOF OF INSURANCE FOR EACH UNIT

Owners, if you have not mailed or faxed in your proof of insurance, please do so at your earliest convenience. **MAHALO**

### MAINTENANCE FEES AT WORK

For those of you who are not currently on site, the board has engaged a painter to clean and paint the trim on all units. Site Manager John is cleaning, caulking and painting the trim on all the garages.

### LANDSCAPE CREW

The KSV site managers continue to stay on top of any Coqui Frog who happens to venture on to the property. Another frog was captured the last week of June. Should you hear a Coqui Frog, please report right away to the site managers. **MAHALO**

### RECYCLING FOR HI 5

As you may have noticed by the signs, KSV is doing our part in recycling HI-5 containers. HI-5 trashcans are located in every dumpster area. As you recycle, look for the HI-5 marking on beverage containers of soft drinks, juice, tea and coffee drinks, water, beer, mixed spirits and wine cooler containers. **Not accepted** in the HI-5 trashcans are milk jugs, wine and liquor containers, detergent bottles, and cardboard. Please break down cardboard before throwing it in the dumpster to conserve space. Thanks for your participation, and for doing your small part to take care of our beautiful island! **BA**

### WELCOME NEW RESIDENTS

We welcome the following new residents to KSV:  
**A23** – Chad & Michelle Gray; Cayden, Kenya, Kelsey  
**E2** – Jano & Paola Soto  
**F3** – Ty & Yumiko McDonald; Kiyona, Camylle, Yaezakura  
**G2** – Loren & Rita Rivard  
**J3** – Felipe Duran

### SITE MANAGERS' REPORTS

Greetings. Summer has been serene, peaceful and very busy. Our newly landscaped circle is beautiful. Special thanks to the Landscape Committee, residents who volunteered comments and suggestions and Puna Landscaping for the speedy removal and replanting. The circle was a community project that we all will enjoy for many years. Mahalo.

Our painting crew of Blake, Reggie and myself are working our way around the property cleaning, prepping and painting the trim work on all of the buildings. This will be a multi-month long project. Special thanks to Jeanette Chilcoate for the use of her garage to store the paint equipment during this time.

Water has been a recurring theme over the past several months. The county has recently raised our rates by **eight percent** and we have had a number of leaks and line breaks on property (sprinklers, a pool line and individual condo units). Due to our concern of property damage and the high cost of water, please continue being vigilant. I suggest that you personally inspect water fixtures in your unit for rust and/or wear. The board is recommending that hoses be replaced periodically and that metal braided hoses be used throughout your unit. I am happy to assist you with your questions regarding specific kinds of replacement options.

Another reminder – the Association is collecting copies of your unit's insurance coverage declaration page. This will be an annual event and is required of all owners. These can be faxed (808-331-1082) or emailed ([sm@konaseavillas.com](mailto:sm@konaseavillas.com)) to me. Thank you for your prompt response.

Have a wonderful rest of your summer. John Kilkenny, Resident Site Manager



Aloha!

Now that summer is in full swing, I hope you are all enjoying your various activities, and, hopefully, a little “vacation,” at least from the normal routine.

Just a few reminders to those of you enjoying our lovely pool area – as a safety precaution, it is important to keep the pool gates locked at all times. General pool hours are from 8 am-10 pm; children under the age of 14 must be supervised by an adult. An owner or resident of KSV must accompany all guests using the pool area. Children under the age of 4 are not allowed in the spa, and an adult must supervise children between the ages of 4 to 14 within the spa. In addition, children under the age of 14 are not allowed in the Fitness Center.

The PUNA landscape crew continues to stay on top of weeding, trimming, spraying, and pruning, under the direction of the Landscape Committee and myself. If you have concerns, notice a broken or leaking sprinkler, or hear a coqui frog, please contact the office so we can take care of it quickly. Enjoy summer!!

Bobbi Acheson, KSV Assistant Site Manager

## ROUNDBOUT BEFORE and AFTER

### 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](mailto:sm@konaseavillas.com)

#### **Asst. Site Manager**

Bobbi Acheson  
Email: [bobbi@konaseavillas.com](mailto:bobbi@konaseavillas.com)

To email both Bobbi and John:

[manager@konaseavillas.com](mailto:manager@konaseavillas.com)

Office: (808) 443-7436

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#### **Property Manager—Certified Management**

Christy Hinds  
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