



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

**The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, February 4, 2011 at 3:00 P.M. Annual Meeting will be at 6:00 P.M. All owners are invited to attend these meetings.**

**CONGRATULATIONS BOBBI**

WAY TO GO to KSV's very own Asst. Site Manager, Bobbi Rief-Acheson, for her hard work and competition in the IRONMAN on October 11.

<u>Swim</u>	<u>Bike</u>	<u>Run</u>	<u>Overall</u>	<u>Rank</u>
1:06:31	7:18:47	5:22:37	14:04:46	1616

Great going Bobbi!

painted by the end of the year

**ANNOUNCEMENT**

Standard Time in most US mainland states ended on Sunday, November 7, 2010 at 2 am, falling back ← one hour.



**GOOD NEWS OWNERS**

With the economy at the lowest in a couple of years, you will be happy to hear that the proposed 2011 budget presented at the board meeting Oct. 15 will keep our maintenance fees the same, despite an **8%** rate increase in water rates and non-payment of maintenance fees from some of your neighbors. Thanks to Joe, Christy and Certified Management for their meticulous attention in this endeavor.

**WELCOME NEW OWNERS & RESIDENTS**

We welcome the following new residents to KSV:

- D3** – Jean Tipton
- I3** – Murray Bolton/Lorie Regehr
- I22** – Robert & Martha Dean
- I23** – Kenneth & Linda Churches
- J2** – Frederick & Louise Robinson
- J3** – Richard Taaffe

**UNIT WATER LEAKS**

Since the July Newsletter, additional units have reported leaks from the original installed kitchen faucet. Owners, if you have replaced the original *Kohler* kitchen faucet, please provide site manager, John, proof of purchase and installation. If not completed in the next month, the association will do so and bill the owner.

**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**

**CONTACT INFORMATION**

**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)

**Property Manager – Certified Management**

Christy Hinds

Email: [christyh@certifiedhawaii.com](mailto:christyh@certifiedhawaii.com)

Office: (808) 326-2486

**PAINTING UPDATE**

The painters have completed the trim on Buildings A, B, G - L and beginning Building C. John has power washed the garages and plans to have the trim

The minutes of the October Board meeting and proposed budget for 2011 should be available on the website this week or next.

The following comes from the Landscape Committee in reference to lanai maintenance.

Aloha Owners and Renters,

Someone once said, "In Hawaii you spend a year landscaping and fixing your property; then you spend the rest of your life maintaining it". At Kona Sea Villas your volunteer Landscaping and Maintenance Committees are constantly striving to be proactive in maintaining our unique property AND in working towards a goal of no impact on Association Fees.

There are many wonderful reasons to live at Kona Sea Villas. Among them are the beautifully landscaped grounds and view of the ocean without having to self-landscape or pay a premium for these views. If a resident feels that common area landscaping impacts his/her view of the landscaping or ocean, a "**Maintenance Request**" form needs to be completed and filed with the **On-site Manager**.

The Landscaping and Maintenance Committees are charged by the Association's Board of Directors to monitor the property and advise the On-site and Property Managers of normal wear and tear and growth problems and/or tenant violations. The Managers follow the KSV rules and guidelines in taking corrective action.

Maintenance of the exterior of buildings, back lanai fences, and common areas are the responsibility of the Association with the Board establishing directives to the Managers for corrective action. However, damage to any Kona Sea Villas common property, including the fence, by a resident is to be corrected and paid for by the owner.

**Lanai Landscaping:** Plantings and other decorative objects should be no more than fence height. Fruit and vegetable trees and plants are prohibited as they invite pests and insects. Practice Aloha – ask your neighbors if your landscaping is obstructing their view.

**Fences:** We are noticing many of the fences are beginning to bow and crack from weight of trees or plants growing against or around them. The fences are seven years old; parts or panels cannot be replaced locally. It could be very costly for an owner to underwrite the cost of replacement.

**PLEASE** – review your back lanai and take steps to be a Good Aloha owner or tenant. Violation notices are scheduled to be sent out December 10, 2010. It would be great if we did not have any.

### MARK YOUR CALENDAR FOR THE 2010 BOARD MEETINGS

Friday, February 4, 2011	3:00 PM	Certified Management Office
ANNUAL MEETING	6:00 PM	
Friday, April 30, 2011	3:00 PM	Certified Management Office
Friday, July 30, 2011	3:00 PM	Certified Management Office
Friday, October 15, 2011	3:00 PM	Certified Management Office



*HAPPY THANKSGIVING*