



**KOMO KAUHALE NEWSLETTER
"FROM OUR HOME TO
YOURS"
April 2011**

The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, April 29, 2011 at 3:00 P.M.

All owners are invited to attend these meetings.

WHAT A CREW

One of the owners at Kona Sea Villas earlier this year lost an envelope with a \$400 gift certificate to the *Kona Village Luau* inside. It was found by one of the landscapers and turned into the Site Manager.

We share this information with you so you are aware of the honesty and integrity of the Puna Landscape crew, and as an example of a dedicated crew who takes pride in being part of the KSV community. The owners of the gift certificates were ecstatic, especially since it was the last day of expiration for the gift (and before the tsunami).

Mahalo, PUNA, for your good deed!

KUDOS TO SITE MANAGER JOHN

Another incident was recently reported where a gentleman was trapped in the master shower behind a door that would not open. When a cleaning individual was unable to open the door, the wife called Site Manager John. In the words of the owner, "It was so fortunate he was available and knew just what to do." Armed with tools and stepladder, John was able to get the defective door open, removed and repaired. Beware of your shower door as this is the second door in need of replacement. "We hope John stays with KSV!" the owner added.

NEW LANDSCAPE COMMITTEE MEMBER

After several years of soliciting membership from someone who lives on the upper road and is more closely connected to the needs of landscaping for buildings in that area, Judy Hoffman has stepped forward and will be filling the fifth and final position. Mahalo, Judy!

KSV WEBSITE UPDATED

<http://konaseavillas.com/>

The KSV website has been updated, including new information and new forms. We hope you find the website to be useful. Any ideas you may have are always welcome.

ELECTRONIC NEWSLETTER

For those of you who may not be aware, the newsletter is published electronically. Please keep us updated if you should obtain an email or change the address.

PROJECTS IN PROGRESS

Several buildings have been showing erosion that has gone beyond an avenue for a trickle of water. Scott Fawson has stepped up to the plate and secured Big Island Sod to address this problem. Buildings C, E and K have been addressed. Thank you Scott for getting the ball rolling.

Several other small projects are in the "design" stages and will be undertaken by our landscaping crew as part of their regular maintenance. Hopefully, by summer we will have "spruced up" the front entry; erosion addressed and improved landscaping on the steep slope below the pool.

NEWS FLASH

As you will recall, water rates increased 7% last year. We've just received word that they are to increase another 7% very soon. We also just saw a 5% increase in trash pickup. These two expenses alone represent almost 18% of our operating costs. Thanks to the early diligence of the first board of directors and two previous special assessments to bring the association toward compliance in its

reserve funds, we have not seen an increase in our association fees in three years. Due to increases in the overall expenses supporting an association such as ours, we may see an increase in maintenance fees for the 2012 year. No decisions on increasing association fees will be made until the October board meeting.

PRESENTING YOUR IDEAS AND CONCERNS

While all members of the Landscaping Committee are open and receptive to your ideas and issues, we are trying to ensure that we have good communication between ourselves and Asst. Site Manager (Bobbi Acheson) in charge of Landscaping and Maintenance. To this end, we funnel all requests through Bobbi.

1. **Small Maintenance Items:**

- a. **Examples:** Ants, bugs, white fly, crew forgot to trim – just let us know.
- b. **Action:** Leave a note at the office (there is a small mail slot) or fill out a Maintenance Request (forms are at the pool by the sink).

2. **Large Maintenance Items:**

- a. **Examples:** Trees or bushes in common areas or within enclosed lanais blocking your view or encroaching on your back lanai; plants in neighbors back lanai or in common areas that are attracting rodents or white fly; birds building nests in your garage or roof.
- b. **Action:** Fill out a Maintenance Request and leave with Bobbi (or mail slot at office). Our KSV Site Managers are charged with investigating, taking action, and responding to you. In the past, there has been concern expressed in regards to repercussions if someone fills out a Maintenance Request that impacts neighbors. The Managers DO NOT refer to the initiator of the Maintenance Request in any manner when taking action.

OWNER/TENANT REGISTRATION

We have found new residents/owners failing to comply with the registration policy as stated in the KSV PROJECT RULES in a timely manner. Therefore, it has become necessary to implement the fine policy for failure to do so. The KSV Project Rules are available on the website at <http://konaseavillas.com/> (owners), from your Property Manager (tenants) or from the Site Managers.

WELCOME NEW OWNERS & RESIDENTS

A1 –

B22 --

B4 – Jeremy, Charmaine, Kila, Hunter, Cheyenne

G2 – Bailey Byrne and Kelly Yaussi

H22 – LeRoy and Linda Prange

I3 – Graham and Alissa Malinowski

J2 – Ryan Huckols and Becky Schilling

J3 – Brett Carey

SITE MANAGERS' REPORTS

Hello All,

We have had a busy and active year. The property continues to flourish and it is such a pleasure to call KSV "home". This year the board has undertaken to have every building repainted. Thank you for your patience, as Blake and Kerry work steadily to beautify and thoroughly repaint all of our exterior building surfaces. Please continue to let me know of any "spots" that get missed. A new BBQ will be added, shortly; thank you for your diligence in cleaning it after each use. Also, our treadmill will be replaced. Thank you for wiping down the weight room equipment after your workout. Additionally, please spray the cleaning solution on a paper towel, then clean with the towel, rather than spraying the solution onto surfaces that have electronic components. This will extend the life of our elliptical machine and the new treadmill. Have an excellent rest of your Spring! Best regards, John KSV Site Manager



Aloha!

In a continuing effort "to promote harmonious living" and "maximize your enjoyment" as you reside at KSV, we continue to seek out and

address resident concerns. (*Quotes from KSV Project Rules*)

Many of these concerns are related to noise, proper use of the pool, spa and fitness areas, and lanais and courtyards. As a reminder to all, *Quiet Hours* are between 10pm and 8am and general pool hours are from 8am to 10pm, with Mondays, Wednesdays, and Fridays, 8am to Noon reserved for *Adults Only*. In addition, no loud or boisterous behavior is allowed at the pool or fitness areas, all swimmers must shower before entering the pool or spa, all children under age of 14 must be supervised by an adult, and one adult may not supervise more than 3 children at one time. We also ask that you check your lanais and courtyards to be sure you are not using these areas for the storage of sports equipment or other items.

May you enjoy our beautiful Kona Spring!

Bobbi Acheson
KSV ASM



Roundabout Today

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

Asst. Site Manager

Bobbi Acheson
Email: bobbi@konaseavillas.com

To email both Bobbi and John:

manager@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



Work Day Results of 3 years ago