



KO KAUALE NEWSLETTER
“FROM OUR HOME TO
YOURS”
January 2011

The next Kona Sea Villas Board of Directors meeting will be held at Certified Management on Friday, February 4, 2011 at 3 P.M. The 2011 **ANNUAL MEETING** will be held February 4 at 6 P.M. with registration beginning at 5:30.PM All owners are invited to attend these meetings.

2011 PROXY NOTICES

The 2011 Annual Meeting of the KSV AOA will be held on Friday, February 4, 2011. 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 3:00 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. Even if you intend to be at the meeting, check box #3 at the top and fax or mail to Certified.

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.



AT THE POOL YOU ARE ON STAGE
PRACTICE KOKUA (Being A “Positive”
Cooperator in Condo Living

You may not realize the pool and BBQ area are like an amphitheatre. Normal talking in this area echoes throughout the property. There has been a rise in complaints about the high pitch screaming of children, excessive noise and unruly behavior. Please refer to the KSV House and Pool Rules. The rules for use of the pool area are for everyone’s safety and enjoyment.

Use of the pool is ONLY for residents (owners and renters). Guests must be accompanied by the resident. A group of guests consisting of 3 or more persons is considered a party and must be pre-arranged with the Site Manager and accompanied by a \$100 deposit. Guests who are staying in a unit(s) while the owner is off island MUST register with the Site Manager who can provide copies of House and Pool Rules.

A resident may NOT lend or loan the pool key to a non-resident. Leaving the gate ajar, defacing or damaging the fence and gates by climbing over the fence and dislodging the gate because you do not have a key is subject to a heavy fine and requirement for the owner to pay for repairs.

Additional keys may be purchased from the site manager as well as copies of the Pool and Spa area rules. A few highlights of these rules are:

1. *Adult Use Only* Mon, Wed and Fri from 8 am to noon.
2. No running, jumping or horseplay is permitted in the pool area.
3. Loud noise or boisterous behavior is not permitted in the pool area.
4. **Shower before entering pool or spa.**

5. Diapered children must wear clean, waterproof diapers designed for pool use. Diapered children are not allowed in the spa.
6. NO pool toys of any kind are allowed. Flotation devices used as swim aids for the safety of young children and swim goggles are permitted.
7. An owner or tenant is allowed 3 guests at a given time, per unit.
8. Pool gates are never to be left open at any time.
9. Children age 4 and below are not allowed in the spa for safety reasons. An adult must be in the spa area with children up to age 14.

WELCOME NEW RESIDENTS

A2 – Noi , Bill, Mei Roessl

C2 – Debra Yoon, Jorinna Mueller, Helen Yang

The trash hauler did not take a pile of cardboard this week from one of the dumpsters because it had not been broken down. *Project Rules Part 1, L2*. All cardboard must be broken down before placed in the dumpster.

The blue can located in this area is for **HI 5¢** receptacles only.

GRILL ETTIQUETTE

Again, for those of you who use the grill at the BBQ Area, you are asked to please practice KOKUA and the following guidelines. No one likes coming up to a dirty grill.

1. Turn off the gas valve beneath as soon as you have finished.
2. Brush down the grill as soon as cooking is completed.
3. Wipe down your sauce drips. Supplies are provided for your convenience.

KONA SEA VILLAS CONTACT INFORMATION

Board of Directors

President	<i>Trude Fawson</i>
Vice President	<i>Tom Walton</i>
Secretary	<i>Marion Newton</i>
Treasurer	<i>Joe Niemer</i>
Director	<i>Gary Hoffman</i>

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

Asst. Site Manager

Bobbi Acheson
 Email: bobbi@konaseavillas.com

To email both Bobbi and John:
manager@konaseavillas.com



**PLEASE BE SURE
 YOUR EMAIL IS UPDATED**

It is much more efficient and certainly more cost effective to communicate with our owners and tenants via email. Should you change your email address, please advise John at sm@konaseavillas.com.

😊 MAHALO

TENANTS! You are also invited to provide your email address for receipt of the Newsletter. Please provide to John at sm@konaseavillas.com

Owners, if you missed a Board Meeting along the way, please be sure to check the website for minutes.

www.konaseavillas.com

DUMPSTER AREA

Property Manager—Certified Management

Christy Hinds

Email: christyh@certifiedhawaii.com

Office: (808) 326-2486

HNL Service Center: (808) 836-0911