**Newsletter for Koa Lagoon Owners April 2019**

*Aloha and Happy spring!! We hope you will take a break from spring cleaning and taxes to read an up on the current happenings at Koa Lagoon.*

**Insurance for Koa Lagoon**

The AOAO again asks for your individual insurance policies each year, per Hawaii State Law. As you renew your annual policy for 2019, would you please send a copy to Kerry Beasley at beasley09@gmail.com. While these are due to Kerry on June 1st, as soon as you get your renewal policy she would welcome it. Thank you for those who have already submitted theirs. Mahalo!

**Kiawe Tree Update**

The board met with the County of Maui Arborist for an update on the Kiawe tree in February. The tree continues to improve. He did inform us that it is slated to be trimmed back in the next couple of months and that any damaged or dead branches would be pruned at that time, at county expense. We are happy to hear that it is both recovering, and scheduled for a trim.

**February Storm Damage Assessments**

The storms we experienced on Maui brought damage to Koa Lagoon in many forms. In addition to the debris and minor damage there were 2 significant bits of damage that needed to be looked at from an AOAO liability standpoint. A car was damaged by a falling limb, and an AOAO common element skylight failed. We are pleased to say that new skylights have been located and ordered, and there is a plan to address the trees involved in the damage.

**Entry Tile “Deep Clean”**

In our last newsletter we reported that, while we were not able to replace the tiles of our entry that had been commented on, we were able to have a professional cleaning that removed multiple years of the sealed in grime. While our entry is still in our reserve plan for updating, this deep cleaning has brought back some of its former shine.

**Tree pruning and replacement**

Koa Lagoon has 15 large Coconut Palms that we prune on a quarterly basis. Pruning will occur this soon. The Board has full consensus of opinion on the replacement of six palm trees and the removal of one monkey pod tree and one schefflera tree in 2019. A landscaping plan is in progress to compliment Koa Lagoon’s grounds, provide for long term maintenance, and perhaps, if available, the inclusion of the only indigenous native palm. This decision was not capriciously or arbitrarily made by any BOD member. It was based on past history of removal of other smaller coconut palms, other trees and scrubs on Koa Lagoon’s property, input from our insurance agent, input from three professional arborists, discussions with personal lawyers, and a Maui based attorney. The decision was clearly apparent. The BOD wants to stress that we are committed to choosing replacement plants and trees suited for their space and will gift owners and guests with pure aloha.

**ADA Barrier Study ……first steps have been taken**

We last reported that the AOAO had received a completed ADA Barrier Study and invited owners to sit down with the ADA specialist for a question/answer session. While we continue take continue steps in addressing our identified barriers to access, we are pleased to report that we have addressed our ADA parking barrier by heightening our signage adding a ADA van accessible parking space. We will continue to address our identified barriers as funding becomes available.

**Parking Lot Lighting, North Lot**

One of the areas identified in the reserve study for 2019 replacement was parking lot lighting. We have begun taking action on this and have removed the single pole in the north parking lot that was leaning. We are studying the illumination in that area and have temporarily added solar path lighting to illuminate the area in shadow for owner and guest safety while we assess if path lighting alone (along with Menahune Shore new building lighting) is adequate to ensure safety. We have also identified 2 separate short term parking areas which are now striped on east side of the building. On the north parking lot we have 4 identified visitor spaces. We have an updated draft parking policy which reflects these designate spots that will be circulated for discussion prior to (and voted on) in our next owner’s meeting.

**Questions? Concerns?**

We would love to hear from you! If you are on island and have compliments or concerns to share with the board, an accompanying picture is “worth a thousand words”. Mahalo!

E-mail us at: board@koalagoon.org

*or*

Board President, Marie Bader, welcomes your calls at (907) 350-1436

*Valerie Oliver*, Secretary AOAO Koa Lagoon