February 2017

Aloha Koa Lagoon Homeowners

The Minutes of the Annual Homeowners Meeting held February 1, 2017 are now posted on our webpage which can be found at: [koalagoon.org](http://koalagoon.org/) The password for all owners is **lagoon800**

Please take a moment to explore the website. Going forward we will post relevant documents and updates at this location. If you are unable or do not wish to go to this website to retrieve documents, please let your AOAO board know and we will send out paper copies of required owner documents.

**A few things that we would like to share that were outcomes of our AOAO of Koa Lagoon Annual Homeowners Meeting:**

The **Remodeling Policy** for future remodels not yet approved will be updated to require the following. We will e-mail the updated policy to you when it is finalized.

* all work that involves exposing piping requires the Property Manager be given access to inspect and photograph exposed piping,
* any replacement of an air-conditioning will require that the property manager inspect drainage lines prior to installation. All new window air conditioning units must be self-evaporating.
* all remodel projects are strongly encouraged to be planned between May 1th and September 30th when Koa Lagoon experiences fewer residents, and
* resurfacing of lanais with carpeting will not be approved for future remodels, due to concrete degradation concerns.

There is **a lighting committee** looking at upgrades and improvements to the exterior lighting at Koa Lagoon. Information is being gathered at this point and the committee will either make recommendations to the board aimed at improving the hallway illumination on each floor and within the stairwells. The committee is exploring whether the existing original lighting can be upgraded or if new lighting in some areas will be found necessary. We will keep you posted!

During our annual meeting the issue of **parking lot safety** was raised and the concern was that owners or their guests may not realize that the entrance and the exit of our Koa Lagoon parking lot provides for ONE WAY traffic. Edward, our Property Manager, will be installing painted arrows in the parking lot so that it is clearer that traffic should flow one way. We will be trying this as our first step in reminding users and hope that this remedy will prove to be enough to create a safe traffic flow environment.

Lanai noise is something that we are all aware of and sensitive to. We thank you all for being mindful of conversation noise after sundown. We have a suggestion for owners to consider, which is probably never occurred to you. The noise of furniture moving on lanais can often be quite loud and a welcome suggestion came from one owner**. If you would please consider putting plastic gliders on your lanai chairs,** your neighbors will be most appreciative!! This is such a low cost courtesy. This suggestion was made and was well received by owners at our annual meeting and reflects the Aloha spirit of Koa Lagoon.

**Master Keys for Koa Lagoon** was a topic raised at the annual meeting and your board had an opportunity to do some investigating. Edward, the Property Manager, is the only holder of a master key which gives him access to all of the units at Koa Lagoon. This is necessary for safety reasons. He periodically must accompany pest control agents, and should there be malfunction of a water or plumbing system he might be required to enter for emergency purposes only.

**If you are changing your lock you are asked to visit Maui Lock Service at 285 Hukilike St in Kahului,** 1-808-877-0309 **who can create keys that are associated with Edward’s master key.**

Rental agents have **sub-master keys** that are associated with only their own rental units. If your unit is in the rental pool, your rental agent (but no other agent) will have access to your unit and enter for activities relevant to your unit only.

Should you need to have a key made, Maui Lock Service may request verification that you are indeed the owner associated with the key. This is for your own security. There is a service form that you can download in advance of your request for new keys <http://mauilockservice.com> and Linda Barron in the rental office keeps blank copies of this form for your convenience as well. **Please note that AOAO is also looking into upgrading all of our unit locks to a key-less system and we would welcome your input!** No decisions are imminent but we recognize this new technology and do not want our public face to become a mish-mash of styles and finishes.

The grounds at Koa Lagoon have never looked better! Edward works very hard to ensure that both the building and the grounds are in tip top shape, and for that we are grateful. **If you have issues that you would like for Edward to address, please direct them to your AOAO board,** who prioritizes issues of concern on the property. Going directly to Edward to request that he take action puts him in a difficult position, as he very much wants to be of help but does not a have the authority to make modifications to the building or grounds without board approval. If you simply want to make him aware of something, or have a compliment to give, he welcomes those exchanges. Thank you for respecting the work flow that helps keep Koa Lagoon functioning at its best. The board will be happy to consider any request that you have, with the good of the association in mind.

Proof of Insurance is a requirement of HB514 B, which states that we are required to show proof of liability insurance each year. The deadline to provide proof of insurance for your unit is May 15th. You can submit this electronically to [lennyboy33@gmail.com](mailto:lennyboy33@gmail.com) or mail it to Len Cesene 13929 Meadow View Lane, Yucaipa, CA 92399. Please be advised that after your proof of insurance has been recorded with the state the AOAO destroys your document.

Last, but not least, thank you for the wonderful attendance at our most recent owners meeting. We were “standing room only” with 31 individuals joining us. The meeting was joyful and we are already looking forward to February 7, 2018!

*Valerie Oliver*, Secretary AOAO Koa Lagoon