**Newsletter for Koa Lagoon Owners March 2019**

A copy of this newsletter can also be found at the Koa Lagoon Owner’ webpage by going to [koalagoon.org](http://koalagoon.org/) . The password for all owners is **lagoon800**

**Insurance for Koa Lagoon**

The AOAO Koa Lagoon needs 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. Mahalo!

**Koa Lagoon is getting a quieter Leaf Blower!!**

Your concerns about early morning leaf blowing has not gone unnoticed.  The BOD worked with the property manager to select a new Stihl low decibel leaf blower, which is soon to arrive.  Our last leaf blower was purchased in 2009 and this will be a welcome upgrade.  Tool upgrades were scheduled to occur in 2018 but, like many items, were deferred due to a trellis replacement that was moved forward by a year as a necessary reserve project.  We are also looking for a low decibel hedge trimmer so that when funds become available we will be able to reduce our impact in that area as well.

**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 in the process of seeking bids for the replacement of our 35-year old skylights and will be looking at our large trees and how to mitigate their risk to individuals and property.

**Entry Tile “Deep Clean”**

At our 2018 Owner’s meeting the condition of the tile in our Koa Lagoon entry was a topic of conversation and concern. During 2018 the BOD did look into tile replacement and an entry update. While we still are looking at that, we did discover more pressing issues that needed to be addressed from a safety and liability issue. What we have done is to have a “deep clean” done of our entry area, using equipment and specialized chemicals that mechanically removed what regular cleaning could not. The added bonus is that the contractor is willing to share his techniques with our property manager so that, in the future, we will have the option of doing this deep ourselves. In the meantime, we do have an improved appearance in our lobby tiles and entrance area.

**Suggested Owner Maintenance**

This is just a reminder that pads on lanai furniture do wear away or fall off. We hope you will take remember to check this while in your own unit. This will help to mitigate the noisy movement of your furniture…..your neighbors say MAHALO!

We also have had a report of loose electrical outlets in at least one unit, and scorching of the wall in another. Your outlets are something that are easy to overlook, but if a plug falls out easily, or appears “sloppy” in the socket, it is time to replace that outlet. Likewise, if the cord or plug gets hot when plugged in, *it is time to replace the outlet*.

**ADA Barrier Study is Underway for the Koa Lagoon property**

Following our Owner’s Meeting of February 6, 2019 we invited any owners with questions to meet with Marie Kimmey, the ADA specialist who prepared our ADA Barrier Study. She took the time to review in detail our study and to address questions or concerns from owners. She stressed that having this study completed and making plans to address areas of concern is our AOAO’s best insurance policy against liability claims. We are taking steps to learn where we might, as funding becomes available, remove our barriers to access. Our priority will be to address those barriers that represent a Life Safety and accessibility issues.

**Koa Lagoon Fire Alarm System**

Although conversion of our current fire system to ADA strobe lighting to emergency evacuation is not on our 2019 Reserve Funding list, it was presented to us with a list of ADA suggestions. The one that seemed to rise to the top in importance is the one most tied to Life Safety: the upgrade to the Fire Alarm system. We are in the process of determining the age of our system, as approximately 20 years ago systems went from an analog platform to a digital address system that that allows for the integration of new relay components. We currently have the “horn” component in our common spaces and will need to add the “strobe” component, as modern ADA standards are for a complete “horn-strobe” fire alarm. We will be consulting with a NICET certified individual to evaluate and advise, and hope to be able to provide you with an update in the next newsletter.

**Reserve Plan Activities Updates**

*The AOAO Board of Directors is working in concert with the Koa Lagoon Property Manager on the following issues. We work together to decide what activities will be addressed “in-house” and which are best handled by a licensed and insured contractor with specialized expertise.*

**Roof Fans** are scheduled to be replaced starting in 2020 and continue for six more years. In advance of that work, and in an effort to determine how best to proceed with this project, the reserve study allows for consultation with a licensed specialists to guide us for the most cost effective way to proceed. We contacted several vendors requesting bids and selected Maui Mechanical Engineering to investigate our current ducting, fans, airflow and barriers. Maui Mechanical will issue recommendations so that we are prepared to take action on this reserve item.

**Parking lot lighting.** Improvements for parking lot lighting are slated for 2019. Menehune Shores recently added building lighting that has increased illumination of our entire north parking lot. We will be seeking bids to remove the single pole light and add multiple pathway lights between the building and the walkway to illuminate the area in shadow for owner and guest safety.

**Pool Area** Various aspects of the pool area are to be addressed this year. We have already addressed the filter, pump, and pressure regulator line items. Re-grouting and tile repair is a component of a larger structural concrete issue in the pool area that is being explored. BBQ area is included in the pool within the reserve study. Reducing the ADA barriers in the BBQ area is a motivating factor. We requested bids from 4 vendors and selected the Maxwell Design Group to begin work on a schematic design and documentation for consideration. Pool Furniture was a 2018 reserve plan expense that was deferred. We are pleased to say that we are having all of our pool furniture re-strapped. As of this writing, the re-strapping is 80% complete. An overall replacement of strapping is in order from a safety and liability standpoint.

**Waterproofing** includes spalling repairs and painting touch up around the building. We are currently identifying those areas in the building that will need to be addressed so that we can determine whether we will handle that work in house or will need to contract those repairs out.

**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

*Valerie Oliver*, Secretary AOAO Koa Lagoon