

## Newsletter for Koa Lagoon Owners

October 2021

**Reminder of the ability to pay online for owner quarterly dues**

You recently received your fourth quarter AOA dues statement from our bookkeeper. This is a reminder that there now exists an online owner web access. In February you were sent instructions to set up your own account for online payments at <https://kihei.twa.rentmanager.com>. If you need additional instruction on this convenient payment method please contact the Koa Lagoon Property Manager, Brett Fahnestock, for instructions and your own account number to sign-up under. [brett808hawaii@outlook.com](mailto:brett808hawaii@outlook.com). This online portal will give you the option to pay by electronic transfer (no fee) or credit card (fee charged).

**Upcoming BOD meeting October 31, 2021**

We welcome any AOA owner who wishes to participate in our AOA BOD meetings. The next one will be held Sunday October 31, 10AM HST. The meeting will be held via ZOOM and the link to that meeting is <https://us02web.zoom.us/j/83657857745?pwd=cVlyTUU5cDJUYTlZQWdQc1pIWU1wZz09>. Notice and an agenda to include the operating budget and insurance policies for 2022, will be sent to you by our Property Manager, Brett Fahnestock, 3 days prior to the meeting.

**Consider serving on the AOA Board of Directors**

There are many things that happen and decisions that must be made to keep the Koa Lagoon running smoothly. That responsibility falls to the board of directors which is elected by the ownership. Board terms are 2 years in length and are open to any owners. If you feel that you have a few extra hours per week and the desire to take a leadership role we encourage you to consider running for the AOA board. We would love to have your name on the 2022 owner's meeting agenda as a board candidate! If you are interested and would like to know more, contact us at [board@koalagoon.org](mailto:board@koalagoon.org).

**Thefts around the Building**

With an increase in homeless on Maui, the Koa Lagoon property continues to experience unwanted visitors and thefts. The most recent were the thefts of our grocery carts and flyer holders in the elevator. The board will be working on replacement carts along with more secure storage under the stairwell(s) for those carts. Due to previous intrusions the pool restroom now is locked and can be opened with the code **5056**. The pool gate is still opened with the unit key and pool hours are 9am to 9pm.

**A Reminder to check your Air Conditioner drainage**

This is a reminder that unit air conditioners must not be allowed to drain directly onto the lanai or hallway surface. The Koa Lagoon building was constructed with drainage conduit and we ask that all owners check periodically to make sure that your drainage is functioning properly. All air-conditioning replacement requires a remodeling application that includes the make/model of the new units to be installed along with the name of the installer and a plan for addressing drainage. An updated air-conditioning policy will be the topic of discussion and vote at the March 2022 AOA owner's meeting, with a draft policy to be circulated prior to the meeting. The AOA has been encouraging owners to replace aging units with split units with condensed water drainage conduit that empties into the existing building drainage system. The new policy to be voted on at the upcoming owner's meeting will address a sunset date for drip units, the responsibility of owners regarding clear draining, and identification of responsibility of damage to other units due to non-compliance.

**Lanai resurfacing**

Many of you have been able to join the board for two recent meetings where spalling specialists have presented solutions and recommendation for lanai repair. **We are asking owners to inspect their own lanais for any irregular surfaces or cracks in lanai walls.** Lanai surfaces that are currently covered with carpeting will need to have a **replacement non-porous covering after December 2022** and many owners have taken advantage of the COVID slowdown in visitors to have this happen. All lanai resurfacing will require a remodeling application and will include a visual inspection by our Property Manager before resurfacing occurs. Mahalo for your understanding.

**Save the Date**

We hope to be able to meet in person at our 2022 Annual Owner's Meeting. The date will be Friday March 4, 2022. We will make a decision on the mode of meeting in early fall, but hope for it to be in person.

**S. Kihei Road Expansion in front of the AOA Koa Lagoon**

There is again talk of widening S. Kihei Road in front of the AOA Koa Lagoon. Our property would be the northernmost extension of the road widening, which would end just short of Menehune Shores. We do not have specific details on the timeframe of this project, but know that surveyors have been seen in our area recently. We are not sure to what extent the widening will take away from our road side, our road facing wall, or our greenery. We would like to formulate a "squeaky wheel" committee to track this project and report to our ownership, as well as advocate on our behalf to the County of Maui. If you are interested, please let us know.

**Landscaping**

The County of Maui recently trimmed those palm trees that are within the green lawn we maintain on County of Maui property. Their equipment did significant damage to our beautiful lawn in the way of ruts and bare patches. We will be working with them to ensure their future visits leave less of an impact, thought we are mindful it is ultimately their property.

**Pool Area**

We are still awaiting the permits necessary in order to get bids from vendors on the new pool/barbeque area plans. In the mean time we continue to see deterioration in this area and are currently working to have the pool coping restored. As soon as we have the permits we will go out for bids, which we can then bring back to the membership so it can be decided by all regarding what options we will proceed with.

**Ventilation Reserve Project**

We continue to replace fans and seal up unit conduit within the walls. We are about 1/3 of the way through this project. The reserve plan calls for 2 stacks a year to be addressed and we are currently addressing the 04 and 07 stacks. This project will continue through 2023 and we appreciate your patience where we need to access your unit in order to inspect or repair your ventilation conduit.

**Questions? Concerns?**

We would love to hear from you! If there is anything that is on your mind that needs attention, please let us know. E-mail your AOA at: [board@koalagoon.org](mailto:board@koalagoon.org) or call Marie Bader, President, welcomes at (907) 350-1436

*Valerie Oliver, Secretary AOA Koa Lagoon*