**Newsletter for Koa Lagoon Owners**

**Pool Drawings Are Attached….we would love to hear from you!**

**We now have our first Inter-Island guests.** While we do not yet have the barbeques themselves operational (County of Maui continues to restrict public barbeques) we are otherwise open for business, as the Governor has allowed short term hotel zoned vacation rentals to again welcome guests.

**Trans-Pacific Travel.** With the August 1st lifting of the 14-day quarantine mandate we anticipate seeing some return of guests from the mainland and perhaps beyond. While we think it will be a slow return, it is a positive step in allowing us to all to enjoy and share our treasured property. And…..we are ready!!

**Preparedness Activity.** The County of Maui has asked that “requirements will be put in place for businesses to adapt their operations”. The BOD began work on this in May in anticipation of a reopening. Those operational considerations, as identified by the County, included *addressing cleaning and sanitizing, physical distancing, employee health and personal hygiene, facility safety, and clear expectations and clear communication for customers and employees*. Developing new protocols and procedures, along with obtaining additional supplies was a considerable undertaking and the AOAO owes a debt of gratitude to Linda Barron, on site rental agent, for volunteering to participate as a local source of information. The BOD has been prevented from traveling to the property, as have you all, and the challenges of not having a local staff to overseeing this process were many….but we believe that we are ready to again welcome the public to our property.

**What specifically has or is being done?** We have had the building cleaned from top to bottom and have janitorial staff in place to wipe down high traffic touch points and maintain a level of cleanliness that protects all. A pool water analysis, along with Koi Pond health check are being done. The building airflow is undergoing assessment to ensure proper ventilation. The pool water is being monitored and maintained daily by certified pool technicians. A crew of landscaping specialists will be on site daily for a shorter duration so that the duration of necessary noise is reduced. We are wrapping up interviews for a Property Manager who will provide oversite. That individual will be part time/on call professional presence that dialogues with contractors to ensure that they are complying with AOAO and CDC COVID-19 safety and sanitation guidelines. We wish to assure the ownership that these reassigned duties will not exceed past expenditure for this coverage. We are also very fortunate that Peter has agreed to continue with his weekend walk-through and identified tasks.

**Mask Wearing at the Koa Lagoon:**  While the County of Maui has relaxed its stay at home mandates, **there is still the requirement that a mask be worn in public spaces where 6 feet of distancing is not possible**. Those spaces include all of the common areas of the Koa Lagoon.

This mandate does not apply to children under the age of 2, individuals using the pool, or anyone with a health issues that prevent its usage. **Guests arriving at the Koa Lagoon will be given a reminder of this in their unit when they arrive**, and there are reminder signs at the property to remind people as well. <https://www.staradvertiser.com/2020/07/03/hawaii-news/mayor-expands-oahus-face-mask-requirements/>

We are asking owners to **require this of their contractors, rental agents, and paid employees who come to the Koa Lagoon as a part of your work agreement during these extraordinary times.** We thank you for your cooperation and understanding, as a safe reopening is our goal. We understand that 99% of individuals are able and willing to comply and realize it is in everyone’s best interest to stop the spread of COVID-19. We also realize that this is new behavior and that a person may occasionally forget and need a gentle reminder. Very few individuals intentionally resist a request to take action to protect those around them.

**Will the reopening last?** We honest cannot predict what will come next and if the rest of our country is any indication we may have a series of openings and closures in the near future. The BOD continues to regularly track the state and county mandates and guidance, has a compliance policy in place, has been very clear with AOAO contractors and employees that safety and compliance takes priority over any other activity, and ask owners to do the same. We are confident that we will get through this with many lessons learned and a new appreciation for a chance to be at the Koa Lagoon.

**Keyless Locks:** As we mentioned in our last newsletter, the BOD is asking that our owners strongly consider switching out keyed entries at this time in an effort to minimize items that have to be handled and sanitized. To facilitate the transition, the AOAO will oversee the removal and installation of the new keyless system for each owner who contacts us and requests this transition. To date we have a list of 8 owners and will be placing our order with Maui Lock on the 10th. The cost for the lock and its instillation has been determined to be approximately $325. Email the BOD at [board@koalagoon.org](mailto:board@koalagoon.org) if you are interested in having your unit lock changed.

**Pool Committee Update**: The pool committee, formed from ownership volunteers, has concluded its work and has 2 options to present to the ownership. The e-mail which contained this newsletter also contains those 2 diagrams for your review. Your input is welcome as we chart a path going forward. While the BOD will ultimately be tasked with selecting one design to move forward for permitting and a finalized bid, we would love to receive your input at [board@koalaggon.org](mailto:board@koalaggon.org) The AOAO owes a debt of gratitude to the pool committee, who have worked since February to bring us these 2 designs. Thank you Pam Bello (chair), Martha Fowler, Kerry Beasley, Lois Holloway, and Larry Osborn for the generous sharing of your time.

**Option 1 vs Option 2** As you look at the 2 diagrams it may not be readily apparent that the lawn to the north of the barbecue walkway will be elevated somewhat so that the curved walkway in both designs is not a ramp with a “fall off” edge, but rather it is a sidewalk bordered by grass to the north. That rise is not readily apparent in the drawings.

Option #1 has tropical vegetation on the exterior of the north side of the pool wall; there is currently vegetation in that area. Design #1 has additional vegetation by the lanai of Koa Lagoon #101.

Option #2 has a seating area on the exterior of the north side of the pool wall- where there is currently vegetation (Arica palms).

Both designs have the barbecues in the same area- overlooking the ocean by the north- west section of the pool enclosure.

Both designs will have an ADA compliant bathroom in the pool area; and a shower/foot wash in the pool area.

Both designs have a sink (that can be closed off) which will be in the current pool entry area. The soda machine currently in the pool area will be removed.

Both designs have gradual sidewalks (ADA Compliant) for entry to the pool- which eliminates the need for any railings. This design offers a safe, easily negotiated entry for all guests.

**Closing Note from your AOAO President.** A handful of questions have been raised regarding the BOD’s unanimous decision to restructure how new positions at Koa Lagoon are being managed. In light of the unpredictability of this pandemic and the local, state, and Federal government’s reactions, the BOD will no longer act as an employer for new staff. All new positions will be filled by contracted, licensed, and insured personnel. Koa Lagoon is looking forward to the flexibility of contracted personnel and the checks and balances of local oversight during these uncertain times. Rest assured that this BOD is fully focused on maintaining and improving the property for the benefit of all owners and guests.

**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 AOAO at: [board@koalagoon.org](mailto:board@koalagoon.org) or call Marie Bader, President, welcomes at (907) 350-1436.

*Valerie Oliver*, Secretary AOAO Koa Lagoon