

Newsletter for Koa Lagoon Owners

June 2021

Welcome to new Owners!

We would like to take this opportunity to welcome Iris and Mark Newton with their recent purchase of unit 201. We look forward to meeting them in person!

Reminder of the ability to pay online for owner quarterly dues

You recently received your third 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. This online portal will give you the option to pay by electronic transfer (no fee) or credit card (fee charged).

May Special Owner's Meeting

We thank all of you who were able to join us via zoom, or participated by proxy, in our special owner's meeting to hold a vote on total ownership preference for design as we move forward with the planning of our pool and barbeque area. We were able to achieve a quorum with 66% of the units participating. Of those participating, 71% favored the pool recommendation made by the AOA Pool Committee. Those designs have now been forwarded to the County of Maui for permitting.

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.

Pool Security

With an increase in homeless on Maui, the Koa Lagoon property continues to experience unwanted visitors, particularly in the pool area. The most recent intrusion saw the lock cut on our metal gate and debris left within our walled enclosure. We are finding that our high walls provide privacy for intruders allowing them to linger in the dark. 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.

Lanai resurfacing

Many of you have been able to join the board for our past two 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.

Ventilation Reserve Project

After an extensive study that included 2 mechanical engineers the AOA is in the process of replacing the roof fans for each stack. We are also working within the walls of each stack to repair ventilation conduit that has been opened during past remodel projects (or was incomplete during initial construction). 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.

Sad News

It is with a heavy heart that we say goodbye to Rosalie McPherson, of 601. We celebrate a life well lived and offer our condolences to her family.

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 or call Marie Bader, President, welcomes at (907) 350-1436

Valerie Oliver, Secretary AOA Koa Lagoon