

## Newsletter for Koa Lagoon Owners

March 2022

**Hawaii Safe Travels will change on March 26th**

The Hawai'i Safe Travels program will end March 26, 2022 and there will be no more COVID19 related requirements for arriving domestic passengers. Travelers arriving in Hawai'i directly from international airports must still comply with U.S federal requirements. For more information visit [HawaiiCOVID19.com/travel/](https://HawaiiCOVID19.com/travel/)

**AOAO Owner's Meeting March 4, 2022**

The AOA Owner's held their annual meeting on March 4<sup>th</sup> and we thank all who took the time to be involved with their homeowner's group. A copy of the DRAFT meeting minutes are being sent with this e-mailing.

**Important Insurance Changes that impact your unit**

Our AOA insurance covers the building, common elements, and items included in a unit as it was originally built but does **NOT** cover an occupant's furniture, other personal property, or upgrades to the a unit under any circumstances. Therefore we require that our owners and occupants obtain their own insurance policy to cover furniture, other personal property and any upgrades to their units, as well as personal liability.

The AOA's insurance policy now has a \$20,000 deductible (up from (\$5,000 previously) which is the responsibility of the owner from whose unit the damage originated. Owner/occupant should obtain coverage for that deductible through their own insurance policy. The AOA is not an insurer of unit owners and is not responsible for uninsured damage to a unit simply because the problem originated in, on, or from a common element. The AOA insures only the common elements themselves and their restoration. We encourage all owners to contact their respective insurance companies ASAP to request a \$20000 coverage of the water damage deductible. Deductibles are covered in the Hawai'i Revised Statutes 514B.

**Hawai'i Energy Rebates for Air Conditioning Replacement**

If your air conditioner is over 10 years old upgrading to a new efficient AC can save as much as 30% on your electric bill. Right now Hawai'i Energy ([hawaiienergy.com](https://hawaiienergy.com)) is offering a rebate program on energy efficient ACs that meet qualifying conditions. Please keep in mind that the Koa Lagoon will be "sun setting" the older air conditioners that drip into collection containers (a.k.a. planters in our hallways). This program may help you to save as you move with us toward the goal of having all Air Conditioners drain into our existing drain pipes.

**Conversion to Keyless Door Locks as we move away from a Master Key system**

We are working to do away with the legacy master key system and are encouraging owners to consider the purchase of an electronic lock for their unit entry door. To date we have heard from the following units who wish to be included in our final offering of group purchase/installation. (202, 203, 302, 303, and 403). Participating owners will pay for the lock and installation but the AOA board will coordinate. See your 2022 OWNERS MEETING minutes for details. Reach out to [board@koalagoon.com](mailto:board@koalagoon.com) if you wish to be added to the list by March 20<sup>th</sup>.

**Lanai resurfacing**

Lanai surfaces that are currently covered with carpeting will need to have a **replacement non-porous covering after December 2022**. All Lanai's will be inspected during the week of May 9<sup>th</sup> and we encourage those with carpeted lanais to **have your carpet pulled up** by May 9th so that a thorough inspection can be made by Structural Concrete at that time. All lanai resurfacing will require a remodeling application and will include a visual inspection before resurfacing occurs. Lanai resurfacing can be

scheduled for the following week, pending inspection results and application approval. Mahalo for your understanding.

**Lanai Structural Repair is tentatively scheduled for May 9, 2022**

We would like to give owners as much advanced notices as we can, as the removal of concrete will create unavoidable noise. Once we have the permit in hand we will give you all confirmation, but we are on the schedule for the Structural Concrete team right now for May 9, 2022 and anticipate a week of scaffolding and noise.

**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