

KE NANI KAI AOA

Newsletter – Winter - Dec 2011

KNK HOA DUES TO DROP AGAIN FEBRUARY 1, 2012 DUES FALL FOR THE THIRD STRAIGHT YEAR

DATES TO REMEMBER

ALL OWNERS ARE ENCOURAGED TO ATTEND

Mar 23^d
Friday
9:00 a.m.

Board of Directors Mtg.
Maunaloa CommunityCtr.

Mar 24th
Saturday
9:00 a.m.

Annual Owners Meeting
Maunaloa Community Ctr

Treasurer, Janet Kennedy, reports drop in Ke Nani Kai Maintenance and Reserve dues. Both will drop by approximately **-1.4%** for FY2013 (new budget year beginning February 1, 2012). This is a drop of approximately \$10.00 per month or \$120.00 per year.

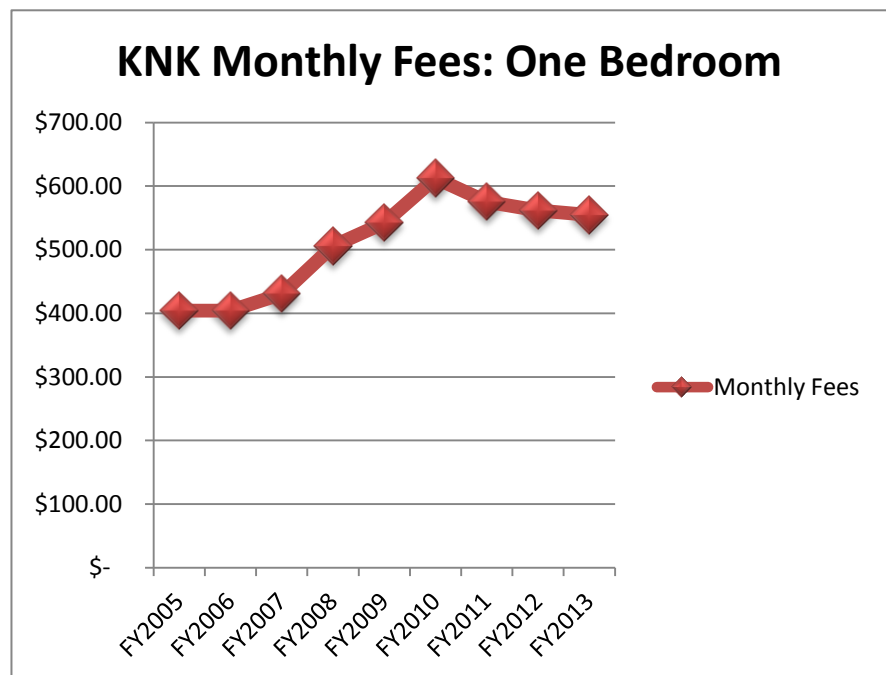
This means that in the last **three** years KNK fees for a 2 bedroom large unit have dropped from **\$816.47 to \$736.83 per month** a drop of **-\$79.65** or **-9.8%** per month or savings of almost **\$1,000 (\$955.80)** per year!

The chart below shows KNK Monthly fees since FY2005 for a one-bedroom apartment. Fees jumped by 51% from FY2005 when they were \$404.00 to \$612.47 in FY2010. The proposal is to drop them in FY2013 to \$554.58 a decrease of almost ten percent from the high in FY2010.

BOARD OF DIRECTORS

- President, [Mike Adamo](#), 2010-2013
- Vice-President, [David Baccus](#), 2009-12
- Treasurer, [Janet Kennedy](#), 2009-2012
- Director, [Brian Brooks](#), 2011-2012/14
- Director, [Jim Healy](#), 2010-2013
- Director, [Dick Novak](#), 2010-2013

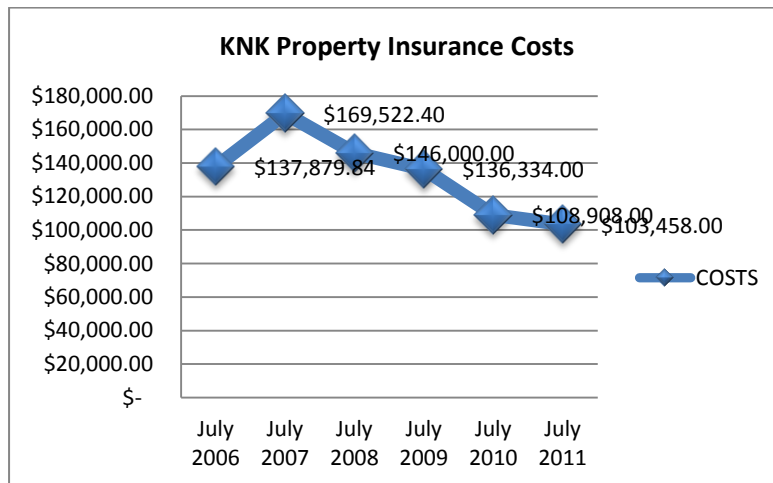
Teddy Sotelo resigned from the Board of Directors and Brian Brooks was selected by the Board at the Oct BOD Meeting to fill his vacancy. Director Bev Williams resigned after the Oct BOD Meeting. The Board of Directors has solicited applications, via e-mail, for Bev William's director position. A new director will be appointed by the BoD in late Nov/early Dec to serve until a new director can be elected by the ownership at their annual meeting in late March 2012. The Board would like to thank Teddy & Bev for their services to the AOA.



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FY2013 BUDGET: The FY 2013 Budget is \$960,000. The following expense categories are expected to have small decreases in the new budget year: bad debt expense, administrative expenses, insurance costs, refuse collection, and tax expense. These categories will have small increases: employee costs, repair and maintenance, legal expenses, and utilities.

Good news: While most revenue and costs remained relatively stable, Property Insurance costs have been declining. In July 2007 the annual premium for Property Insurance was up to \$169,522.40, it is now down to \$103,458.00. It is important to track property insurance because it is a large portion of the overall Ke Nani Kai budget. The chart below shows this decrease:



If you have any questions on the budget please contact Janet Kennedy at janetcfunter@gmail.com you can see the adopted FY2013 on the KNK website.

Rent Intercept at Ke Nani Kai

One of the ways that the Treasurer has been able to recover some of the delinquent fees owed to the association is through using Rent Intercept. Hawaii statute 514B-145 provides that:

“If the owner of a unit rents or leases the unit and is in default for thirty days or more in the payment of the unit’s share of the common expenses, the board, for as long as the default continues, may demand in writing and receive each month from any tenant occupying the unit, or rental agent renting the unit, an amount sufficient to pay all sums due from the unit owner to the association, including interest, if any, but the amount shall not exceed the tenant’s rent due each month.”

KNK rent intercept program started in June 2009. At that time there were nine units who were delinquent.

That first year (FY2010) KNK collected \$10,318.10;

The second year (FY2011) KNK collected \$22,207.88;

This year (FY2012) there are five delinquent units and we expect to collect \$14,925.00.

Over the three year period KNK will have collected **\$47,450.98**. If we had not collected those rents our bad debt expense would have been that much larger.

President's Message

As President my goals have been steadfast from the beginning.

1) To Reduce Fees - To date we will have reduced fees 3 straight years. The Association is very fortunate to have someone like Janet Kennedy as Treasurer. She is so efficient, concerned about cost and dedicated to finding ways to lower our dues while maintaining our property.

2) Establish committees with the participation of all homeowners, including owners that are currently in litigation with the AOAO. This has not been popular with all owners, but as Board President, I'm committed to be fair to all owners.

3) Defense of the Association in the current lawsuit. This has been extremely time consuming. The Bevills allege that they should be paid \$350,000.00 for their damages and in addition, approximately \$400,000.00 or more for their alleged attorney fees. This needs to be stated so all owners completely understand the gravity of this situation.

On another subject, let me state that I believe all owners should vote on the proposed changes to the By-laws concerning pets and animals on the property. My job has been to enforce the current rules on a fair and impartial basis, which the board has done. While I do not agree with the proposed changes, the board will abide by the owners decisions after voting has been completed.

The solar project is slowly taking shape with permits on the new roof and solar panels. And, we have also received SMA approval. WMA is allowing us to resubmit our current plan to remove the panels that are causing a glare problem and relocate them to a solar shade over the barbeque area. This proposal must be approved by the owners and all new permits acquired before construction can begin. This project will be funded by Sunetric not the AOAO. This is a WIN-WIN for the association and should put a conclusion to the solar dispute. Electric fees have increased to 51 cents per KWH, power rates will continue to increase and all efforts will be taken to save energy. One new idea has

the association installing solar panels on each building when the new roofs are scheduled for replacement. All new ideas are welcome and serious consideration will be given to this great proposal.

The new propane heater for the hot tub has failed; please accept our apology for the delay. The new heater was expected to save over 40% on propane use and new measures will be taken to ensure that another heater will not fail. The heater was under warranty.



Attorney fees continue to be a burden. The same individuals who complain about attorney fees are directly responsible for this ongoing expense. Please allow me to read a few emails that I have received, so everybody can understand.

1) *"I still have not received the records I requested. You are in violation of HRS 514B-69 and the corporation or you individually are liable for a fine or civil penalty not exceeding \$10,000.00 or by imprisonment for a term not exceeding one year."*

Also, this individual requested that all records be supplied in electronic form. The boards' response was that all records were available in the office and a letter was also sent by our attorney Mr. Morris explaining the law and the position of the Boards.

I am sure all homeowners have become aware of the black boxes around KNK property. A complaint by an owner was reported to the State Agricultural Board, claiming that:

"KNK was poisoning cats, birds and small children".

The State Inspector found no illegal activity.

Continued on next page

President's Message.....continued

The same owner sent the following email to the Board **AFTER** the inspector completed his inspection and his comments had been provided to the complaining owner:

"I still believe Ramik Green rat bait blocks are dangerous to children, birds and mammals. It must be removed within 48 hours."

This is just a minor sample of the continuing harassment the board endures on a daily basis.

A notice was sent out Tuesday, November 8, 2011, concerning the complaints about stray cats. Please do not feed the stray cats as this encourages them to come on the property. Please inform our resident manager of any problems that you are having. The board would like to address this problem in the most humane way, turning the strays over to the Maui County animal control officer is not a decision the board would like to take, but will be forced to do so if the population continues to increase and complaints continue.

Maholo,
Mike Adamo,
KNK President

By-Law Amendment Results

86 owners have voted as of 11/18/2011

Issue#	YES	NO
#1	32.7%	39.65%
#2	34.75%	37.60%
#3	31.65%	40.70%

The proposed By-Law amendments were submitted by an independent committee of owners, via petition to the Board Of Directors, requesting the membership of owners to vote. The submittal followed the guidelines outlined in the [Ke Nani Kai By-Laws](#), Article VI, Miscellaneous, Section 1. (page 32) The vote required to adopt the proposed By-law(s) shall not be less than

sixty-five per cent of all apartment owners. Voting will remain available for 365 days.

If you have not yet voted, you are encouraged to turn in your signed ballot. Replacement ballots may be obtained through Destination Maui. **Although not voting is the same as a "No" vote, it is in the best interest of the association to have all owners submit their written ballot to vote their position.**

ROUNDTABLE DISCUSSION & OWNERS FORUM

Homeowners met with some Board members to discuss KNK issues on October 20th at the pool/picnic area. The following topics were brought to the attention of the Board:

- 1) Questions were asked about the recycling program at Ke Nani Kai and how it can be improved. *Perhaps recycling bins at the each garbage bin site would work.*
- 2) Complaint was made about large garbage bins having rust holes. *Mike Jennings ordered two new containers.*
- 3) Old mice bait boxes around all buildings will be replaced and secured properly. *Alternative poison will be researched.*
- 4) An owner complained that the proper permits were not acquired on the shed addition which is 8x14 in size. *The county inspector advised Mike Jennings that permits were not required. Then this owner advised that an SMA permit is needed. Mike Jennings will check with Nancy McPherson and advise.*
- 5) Gutters on the new shed addition will be provided to avoid drainage issues.
- 6) Solar panel resolution - *An alternative solution to the glare problem is currently being researched to attach a sun screen over the bar-b-que area, provided by Sunetric at no expense to the association.*

Attendees- Board members Mike Adamo, Dick Novak and Janet Kennedy & 5 owners representing 3 units.

PROPERTY UPDATE – BY MIKE JENNINGS

We will have completed 6 buildings by the end of this month, buildings: J, K, I G H, F. We have painted, fixed rotted, ends of beams, new railings for safety (hand rail extensions) gutters where needed and redo gutters that were coming apart. We are finding both termites and wood rot. When we find the termites we are removing those pieces and putting new TREATED lumber back. With the wood rot, we are removing and putting new treated lumber back. Please understand we are not removing any structural wood, but repairing those items. As far as a tentative schedule for buildings, E, C, B, A, we will be starting on building D and I feel barring any problems it takes about 2 months for each building. We have repaired a lot of rot and replaced some gutters and plan on putting in a lot more gutters on as we go to try and eliminate a lot of the water erosion. We will be going to building G next. The Spa is still down as of this writing and we have been told that the heater manufacture is going as quickly as they can to put this new unit together, I am hoping for right around Thanksgiving.

We have taken little time and built a fence along the maintenance shed to improve security and appearance and it looks great. The guys did a wonderful job. We are going to try and put in planter boxes down the road and brighten it up with plants. Scott has been working with Noel on the irrigation system and the brown spots in our yard to take care of these problems, we have put down special yard fertilizers and it will take awhile to take hold.

We are working on the lights in the upper parking lots along with the electrical for the lights in and around buildings J & K.

We are planning to do the pest control sometime the middle of December, and we will give everyone 48 hours notice.

Please remember to get us your work orders, and we will get to them SAP.

Again, if you have any problems, please come to me directly and not to the staff.

Mahalo,
Mike Jennings



**New Safety Railing
between
Units 136 & 137**



New Maintenance Shed Fencing



Landscaping to be planted along fence.



New Security Officer for KNK???
No! Just our Noel snoozing on his lunch hour!

COMMITTEE NEWS

[Click here](#) for an updated committee list.

ANIMAL CONTROL COMMITTEE

*Respectfully submitted by Dick Novak
Board Liaison to the Animal Control Committee*

First of all, the ADDITION TO HOUSE RULES & INTERIM BOARD POLICY which were adopted at the June 18, 2011 Board Meeting are still in effect until the next Board of Directors meeting in March, 2012 and are to be followed. The feeding of Property Cats* by the maintenance shed has been very successful and should be continued. However, the registering, identifying and collaring of Service Animals has been largely ignored.

The main concern of the Board of Directors **and many other owners** is the flagrant violation of **Section 1d - "Owners are not allowed to feed any animal outside on lanais or on other common property elements"**. This practice (by a very few) tarnishes the reputation of the whole ACC. This is especially harmful when these feeding bowls are left full and unattended over night, because it will attract undesirable mice, rats, new Ferrel cats, etc, to KNK. This practice has to be stopped and your elected Board continues to site these few law breakers.

Now for some more positive comments. I think that the presence of Property Cats on the common elements are less intrusive than they were a year ago. I have been told by the ACC that the number of Property Cats has decreased from 50 a year ago to about 30 now. This is attributed to normal attrition but mostly to a successful program of adopting out our Property Cats. Some contend that maintaining a healthy Property Colony at KNK keeps the Ferrel cats away. Perhaps, I have not seen the science on that but we do know for a fact that Ferrel Cat trappings have gone down considerably in the past year.

Finally, if you support the activities of the ACC, donate your time and money. And especially support the Kualapu'u Cat Garden being built by the Gartland's on their commercial property. This whole operation is run by volunteers and donated money.

*PS: For purposes of this discussion, **Service animals** are pets, (generally cats) who live with and are cared for by their owner. These cats must be (and generally are)

fed by their owners within the owners Unit at KNK. **Ferrel Cats** are completely wild and were either born "out there" or were abandoned by their owners. I have seen hundreds of these starving, unfortunate cats from my own experience hiking and bicycling from here to Dixie Beach and all around the old golf course. **Property Cats** are the cats we are talking about here. They were originally Ferrel Cats who found their way onto KNK, were trapped, neutered, given their shots, and returned to KNK.

Cat Feeding Station Update

Submitted with aloha by Carol Gartland

After a 6 month trial, I think we can say the Ke Nan Kai cat feeding station is a big success. The feeding station is located behind the maintenance shed in an area most of us didn't even know existed. The workers cleaned up an area where they kept extra building materials and debris.

Only cats would find this a great place to play, hide and lounge around at. And that is what has happened. They have moved away from the condos that were feeding them up to this area. Here is where they spend a good part of their day. Twice a day at 7am and 5pm they congregate to eat. They are all healthy, spayed and neutered. There is no fighting among the regular group that congregates each day. We have taken pictures and identified all the cats. It is the same group day after day. The number coming to the feeding station has increased slightly from the beginning days, which is a good thing, because cats from other parts of the property are now coming. If a new cat comes around, we know immediately if it needs to be spayed or neutered and take care of that.

Over all, the number of cats on Ke Nani Kai property has decreased over the last six months. 18 have been adopted. 3 have died of natural causes. 1 had an accidental death.

The goal is to manage the number of cats through identification, spaying, neutering and adopting.

If you can, please donate to help with this feeding station project by contacting anyone on the Animal Control Committee.

COMMUNICATION COMMITTEE

Submitted by Rose Hartman, Chair



Two, new Communication Center display boards have been installed at the pool area and are primarily used to communicate Association news and information. Space permitting, owners may use one of the display boards to post notices. The Board approved a "[Display Board Policy](#)" submitted by the Communications Committee which outlines the use of these boards. Please review the [policy](#) for guidelines prior to any requests on-line or ask for a copy at the office.

Communication Center Display Boards

FUN N GAMES

Submitted by Rose Hartman on behalf of the committee – *See Note Below*

October Halloween PuPu Party Poolside

Too Sexy For His Shirt!

If you weren't pool side at Ke Nani Kai on Saturday night, October 29th – you missed it! Bill Franklin & Janie Priest delighted 30+ owners and guests for a Halloween Bash with their lively entertainment. The highlight of the evening was Bill performing "I'm Too Sexy"!! *Where was someone with a video recorder when you want one?* We all know how entertaining our very own Bill & Janie are but this evening topped them all. The dance floor was crowded all night and it was reported that people from the villas gathered outside of their units to listen to the great music flowing across the parking lot! Little did they know that they, as well as the rest of the community were welcomed.

Bill & Janie - *"Thank You, Thank You, Thank You! We love you!"*



Bill Franklin & Janie Priest..a.k.a. Starbird with owner Barry Beecroft..a.k.a. Happy Feet!

Board President Mike Adamo

Dancing the night away!

PLEASE NOTE: *Unless owners volunteer to run this committee, the fun will go on but the committee is being disbanded by the board due to a lack of membership. Contact a board member if you would like to volunteer for this committee.*

LANDSCAPE COMMITTEE

*Respectfully submitted, Dick Novak
Chairman of the Landscape Committee*

Basically KNK looks pretty good despite a very dry summer. We have received a lot of compliments from owners and visitors. But there is much more to do.

Expensive water continues to be our number one problem. We are all paying twice as much per gallon now, than we were just 4 years ago, and there is no end in sight for these increases. We all need to do all we can to cut back on water. Besides using water sparingly, please report any leaks or sprinkler problems to Mike Jennings.

We think **KNK has to reduce our extensive lawns spread over our 14 acres.** We need to think of our grass in golf course terms.

- 1) Close in to the buildings, it will continue to look like GREENS.
- 2) Halfway out, it will look like the FAIRWAYS.
- 3) On the perimeter, it will be the ROUGH, perhaps with water thrifty plants and flowers replacing grass.

Also, there is no reason to have any small patches of grass that cannot be cut by riding mowers. These areas are gradually being converted to ground cover and/or other dry landscape plants.

On Saturday Nov. 5th, when Paul Kennedy was Acting Manager (Mike Jennings was in the hospital), he asked me if I wanted to ride into town as he had to pick up KNK'S weed wacker that had been repaired. On the way we stopped at a local charity bazaar because we saw a lot of plants being offered for sale. There were all kinds of plants propagated from local gardens. The quality of the plants was excellent and the prices were great. We bought enough plants to

fill up the back of the KNK truck for a little over \$250. (In a commercial nursery, these plants would easily cost over \$2,000.) We have donated all these plants to KNK. There were a lot of dry land plants in that lot so Ali can continue her endeavors in this important area.

Landscaping at Ke Nani Kai benefits from Donations

Landscaping committee members Dick Novak and Paul Kennedy recently purchased plants for Ke Nani Kai during a local Molokai charity event. Over fifty plants were purchased, with Novak and Kennedy paying for all of the plants and donating them to Ke Nani Kai.



KNK employee Hermie Antolin with the new plants.

BOARD ACTIONS FROM RECENT BOARD OF DIRECTOR MEETINGS

A recap of board actions from the October 22 Board of Directors Meeting will be provided to owners with the distribution of the meeting minutes.

Meeting minutes from Board Meetings, as well as *Owner Meetings*, can be found on-line at:

www.kenanikai.org/documents

The BOARD OF DIRECTORS REMINDS ALL OWNERS TO SHUT THEIR WATER OFF (AT THE INSIDE MAIN SHUT-OFF VALVE) ANYTIME THE UNIT IS UNOCCUPIED OVERNIGHT.

KNK UNITS FOR SALE (as of 11/15/2011)

Unit	Price	Bedrooms	Comments
112	\$335,000	2	
114	\$199,000	2	
116	\$35,000,\$39,900	1	1/6 ownerships
117	\$405,000	2	
127	\$145,000	1	
143	\$198,000	1	
149	\$119,900	2	REO
150	\$279,000	2	
151	\$195,900	2	
214	\$244,900	2	
217	\$233,000	2	
219	\$319,000	2	
230	\$165,000	1	
235	\$208,800	2	AOAO-owned
239	\$239,000	2	
251	\$280,000	2	

KNK UNITS IN ESCROW

None

KNK UNITS SOLD 9/1/2011 – 11//15/2011 :

101	\$130,000	Corner Unit
102	\$159,000	Short Sale

Information provided by KNK owner, Susan Savage, Agent/Broker



ALOHA TO OUR NEW OWNERS...

Welcome to the new owners of:

Unit 101, Sue Miller

&

Unit 102, Dennis and Jane Walton

E KOMO MAI (Welcome!)

Listed for Sale

KNK AOAO-owned Unit #235



The decision was recently made to sell Unit 235, the KNK AOAO-owned 2 bedroom, 2 bathroom condo. With busy season quickly approaching, final marketing preparations are in the works. To brighten and enhance the ambience, the ceilings are being painted an eggshell color.

Boasting ocean views, updated bathrooms, wood laminate flooring, freshly painted kitchen cabinets, new drapes, and tasteful island-style furnishings, the unit is ready to find its new owner.

The property is listed at \$208,800 with Friendly Isle Realty, Inc. Susan Savage, Realtor/Broker is the listing agent. Susan can be reached at:

(808)553-3666

<mailto:susanmsavage@yahoo.com>

We hope you will share this opportunity with your family and friends that may wish to enjoy ownership at KNK.



Notice to Homeowners – November 8, 2011

From your Board of Directors

RE: Response to complaints about stray cats on the common property of Ke Nani Kai

As this is a clear violation of the by-law in Article V, Section 4, Sub-section (l) of the First Restatement of the By-Laws, dated June 19, 2000, the AOA will respond to complaints by homeowners to enforce the by-law.

Since we are obligated to do so under the current by-laws of Ke Nani Kai, the board has no choice but to respond to complaints about stray cats. After much discussion trying to find the most humane way to do so, and still fulfill our duty to do so, the following actions will be taken:

- 1) To ensure accuracy and the correct response, we request that you put your complaints in writing, and include a description of the stray cat when possible. Complaints will be kept confidential, unless required by law to reveal them. The actions taken could include trapping the problem cat(s) and turning them over to the Maui County animal control officer, if other solutions don't work. The fate of the stray cat is the decision of Maui County, not the AOA.

We don't wish to indiscriminately trap stray cats, but to respond to complaints of "problem cats". It is the responsibility of all homeowners/residents/guests to consider their actions when feeding them, as this actually encourages the stray cats to come on the property. This action could result in their being trapped, so do not feed the stray cats.

- 2) Any unit that feeds the cats will be cited as per House Rules of June 18, 2011, Rule I Occupancy, Section 3 sub section 2. This includes any occupant, please inform anyone who rents or stays in your unit that feeding the stray cats is against policy, and could result in a fine. It also could result in the stray cat being trapped, an action we prefer to avoid.

Please take the time to consider your actions in this, if there is a cat that appears on the property and you love it, adopt it and take it home - do not feed it and then abandon it.

The Kualapuu Cat Garden is close to completion.....

This island's first pilot cat shelter will be soon be able to house a small portion of the unwanted domesticated cats on island. Besides volunteering their time and money for cat food at the feeding station, the KNK feeding station group has also donated their time and money to help get the Kualapuu Cat Garden up and running.

Please see the update on the "Cat Garden" written by Carol Gartland on the next page.

HOUSEHOLD TRASH MUST BE BAGGED

The KNK trash dumpsters are seeing an increase of household waste being placed in the bins without being bagged. This may be as a result of Maui County recently banning the use of plastic shopping bags by retailers. (Consumers were then using these bags for their household trash.) Dumping raw trash in the dumpsters is a violation of our House Rules and more importantly is unsanitary and will bring unwanted animals and harmful insects, vermin, etc. to the property.

PLEASE ENSURE THAT YOU AND YOUR GUESTS BAG ALL TRASH IN WATERPROOF BAGS AND THAT THEY ARE SECURELY TIED BEFORE PLACING IN THE DUMPSTERS.

News from the Kualapu`u Cat Garden

Submitted by Carol Gartland

Do you know *Snowball, Mitzy, Squirt, Lenny, Rusty, Charlie, Girlie Girl, Old Man, Cosita, JT, Paw Paw, Fluffy* or any of the other longtime resident cats at Ke Nani Kai? They are all friendly, healthy, spayed and neutered and have made their home Ke Nani Kai for a number of years. The push to enforce the "no animals on property" by-law and remove these cats, puts them in jeopardy. There is no place for these domesticated cats to go. There are no cat shelters on Molokai. They cannot be relocated to the fields or open spaces. They will not survive...they are not feral and will starve to death. They catch mice but, it is a sport and instinct, not an ability to sustain themselves. Could you live in the wilderness if the grocery store was taken away? The other islands will not take our cats; they have their own to take care of. Without a shelter, the County animal control officer takes the animals and most often, euthanizes them. This is not a humane way to treat healthy, friendly property cats that have made their home Ke Nani Kai for a number of years.

The Kualapu`u Cat Garden is the FIRST cat shelter on the island. It is a pilot adoption/shelter program that has partnered with the non-profit organization, Aka`ula School. Our capacity is limited by the size of the shelter and the donations that we receive. The program will allow us to see how cats adjust in an enclosed safe environment, how readily cats are able to be adopted and how the community responds. Down the road, we'll know if we can do more cat gardens or if Molokai is ready for an island-wide Cat Sanctuary.

The construction, care and upkeep will be done by volunteers. Aka`ula School students will be part of this volunteer group. The cats will be able to socialize with people inside their sanctuary. Healthy domesticated cats have a strong need to socialize with people and kids. This should facilitate the placement of these unwanted cats and kittens into desirable homes.

We will be able to educate the community through School programs with a special emphasis given to the responsibilities of pet ownership and spay/neuter benefits. Our hope is:

1. Change the attitude toward euthanasia of cats, which are otherwise capable of living a quality life
2. To educate on the benefits of spaying and neutering for the community/island
3. Promote the importance of humanely caring for all animals.

Please consider supporting this non-profit organization

Private donations and volunteers make this cat shelter possible. If you can – send a check to:

**Aka`ula School – Cat Garden
PO Box 82
Kualapu`u, HI 96757**

**or call:
Carol Gartland 808 552-0962**

Island News

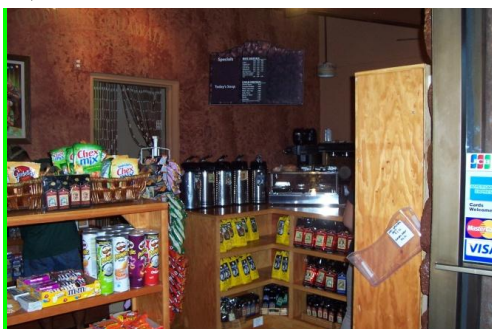
- Molokai Ranch has performed some street surfacing in/around the condo complexes and a couple of small patches of Kaluakoi Road. Improvements to the landscaping at the old hotel continue to improve the look from neglected to tended.
- Paddler's Inn is open, no it's closed and yes, it's due to open again in the near future!
- Coffees of Hawaii have opened a coffee shop and store at the airport! You can get your "Mocha Mommas" from 5:30am – 6:00pm every day! In addition to coffee, snacks and gift items, they are also carrying pre-made sandwiches and other foods including breakfast items. They are working on obtaining a liquor license.
- Brudda Roy and the other folks from the Mule Ride have taken over the café at the Coffee Plantation. They are running the café with a

menu very similar to what Coffee's of Hawaii was offering.

- The Blue Monkey Gift Shop, run by Zack, the son of the owners of the "Kite Factory" of Maunaloa is the new gift shop at the Coffee Plantation.
- Na Ohana Ho Aloha continues to play every Sunday from 3 to 5 p.m. at the Coffee Plantation.
- The St. Damien Church construction in Kaunakakai is on schedule and the dedication will be on December 9th.
- A cruise ship docked for the first time off Kaunakakai in November. It was the Safari Explorer, a small ship for "adventure cruisers" from American African Cruise Company. It is 10 feet longer than the Molokai Princess ferry. Only 20 of the less than 40 passengers disembarked to a "mixed" welcome at the dock and toured the island for the day.
- **Windmills in Our Backyard???** The windmill and undersea cable projects are still in the works for Molokai. The 98 windmills are 400+ foot tall structures to be placed on the northwest corner of Molokai...our backyard.
- **Check out www.IAlohaMolokai.com for more information.**



Na Ohana Ho Aloha at Coffees of Hawaii



Coffees of Hawaii's New Store at the Airport

Letters to the Board

The Board would like to hear from you. They would like to hear your comments, suggestions and ideas. Of course, if you have any compliments or complaints, they would like to receive those comments as well. If you would like your comments published in a future newsletter, please advise the board in your communication. All names are withheld in any published items.

Letters from Owners Thanking the Board & KNK Staff

*Aloha,
So many times we just do not take to time to say thank you. My wife and I have owned our unit at Ke Nani Kai since 2003. We feel that our present Board of Directors, Mike Adamo President, David Baccus, Bev Williams, Janet Kennedy, Teddy Sotelo, Jim Healy, Dick Novak and Site Manager, Mike Jennings are doing a great job. What a plus to have dues reductions instead of increases as it was for so many years. Paul Cawthorne and the other staff are quite considerate, helpful and efficient. You keep us informed on what is going on and our options. We find you proactive by moving on such things as the solar panels to reduce our costs, and the drainage program to avoid flooding. The Ke Nani Kai property looks the best it has since we purchased our Unit. Feeling that things are being responsibly taken care of encouraged us to go ahead with a major remodel on our unit.*

Thank you so much for your hard work everyone!

We wish you and your families a wonderful holiday season!

Owner Names Withheld

Letters to the Board...continued

Aloha Mike,

My husband and I would like to take time to express our gratitude to the Board of Directors, resident manager and the friendly staff for managing and maintaining beautiful Ke Nani Kai and most of all for ANOTHER reduction in HOA fees!! WAY TO GO!!! and a huge MAHALO!!

Please pass this PAT ON THE BACK on to others, the directors and the staff

Owner Names Withheld

Letter from an Owner to a Supporter of the Animal Control Committee:

This letter was sent to the Board and the author approved its publication.

Many years ago we agreed to agree or disagree with one another on issues but to maintain an open dialogue of discussion. When I read your e-mail, I must confess that my impression is that you are pleading for something that many, many KNK owners do not support. I can appreciate your fond feelings for cats, but must also say that not all owners feel the same as you do. As an example, my wife and I would support an amendment that would allow PERMANENT owners the ability to keep no more than two small animals under control in their respective units. Temporary residents like ourselves would be prohibited from doing so unless we agreed to REMOVE the animal(s) totally from the property on our departure.

When the three petitions were sent to the owners for vote, my impression, then and now, is that they were very poorly written, non-compromising, and emotionally driven. In October, my understanding is that the Board tried to reach a compromise with the Animal Control Committee and this effort was rejected. Subsequently, the poorly crafted petitions were sent out to the owners. The vote by the owners will settle the issue once and for all, pro or con.

If the Animal Control Committee, or any other owner, violates the rules in effect, they are subject to disciplinary action as defined in our AOA By-Laws.

If our Association were to pass these petitions, my belief is that this feline population will expand and contract, but nonetheless result in an unacceptable number of "tended"

cats on property. Further, to request that this unelected committee's actions is beyond the scope and control of our elected Board of Directors is both reprehensible and naive.

The Police Department, as I am told, has an officer who is assigned to assist in the island's animal control efforts. His efforts are to find responsible homes for affected animals before taking any further actions. We should let him and the Department do their assigned jobs.

Rather than requesting owners to vote "YES", would it not be more expeditious and fair to all to recommend that a fund be initiated at KNK for all owners wishing to so donate that would assist in the long term support of the displaced colonies?

In short, I want you to realize that there are alternative solutions to this dilemma rather one hard driven option. I rebut your suggestion that 67% of the owners are in agreement with the petitions...if so, the vote would have passed and it is apparent that such is definitely not the case.

Editors Note: Per Hawaii Revised Statutes, 514B-156(d) (Go to page 68), if pets are permitted in the By-laws, it applies universally to all owners, all units.

Letter to the Membership from the Editor

Rose Hartman, Communications Committee Chair

Like many companies, KNK's Board hears more complaints than compliments. The complaints in our association usually come from the same owners. As a previous Board member, I came to realize that you never hear from 95% of the ownership 99% of the time. However, the 5% (or less) that continue to contribute help "in their way" consume the majority of the time a volunteering board member provides to the association. A group of owners, working together as board members, are working to improve the association for the entire membership. Our By-Laws and Declaration provide the answers to most all of the questions or problems that arise. Owners should become familiar with these documents. It is these documents which a board must use in making the right choices for the association as a whole.

*In closing, I would like to add that without the help of owners volunteering to serve on the board and to assist with the operation of KNK, **the entire membership would be paying much higher dues**, (similar to Paniolo Hale) for the retention of full management services from Destination Maui or another similar property management firm. I would like to thank the board members for their time.*

***Seasons's Greetings
&
Happy Holidays!***



***Wishing you and yours the best
the season has to offer.***

***Mele Kalikimaka!
From your Board Members & Staff***

Proper Use of KNK Address When Using USPS to Ship/Mail to KNK

The U.S. Post Office has updated their current policies regarding the proper use of addresses. They will begin enforcing the following information immediately:

Please be sure that any mail you have coming in to Ke Nani Kai, has the correct mailing address:

P.O. Box 289
Maunaloa, HI 96770

If you are required to use a physical address on a particular USPS shipment, you must include the extended zip code number (-0289):

50 Kepuhi Place
Kaluakoi, HI 96770-0289

The U.S.P.S. has informed us that any mail intended for Ke Nani Kai, addressed other than one of these two ways, is subject to be returned to sender.

Mahalo for your attention to this matter,
The KNK Office Staff

Free Wi-Fi at the KNK Pool

The free wireless internet access at the pool has a limit of 10 users at a time. A password has been created for access and is posted in the pool area. Please disconnect from the hot spot when you have finished your browsing session to ensure that you aren't keeping someone else from gaining access.

Happy Internet Surfing!