

Termites

In August of 2003 the installation of the Terminix Sentricon termite baiting stations around all the Ke 'Aina Kai Townhomes was started. This is an excellent system that has proven itself over time to prevent termite infestation; however, it is still important for every resident to check the interior of their unit regularly to look for active termites. If you suspect that there are active termites inside or outside of your unit call:

Hauoli Pest Control Incorporated
Customer Service Representative - **Rose**
Phone number is: **(808) 836-0272**
Address: **650 Kakoi Street, Suite 100, Honolulu HI 96819**

Owners often ask if their unit is covered by a termite repair warranty, the answer is "yes"! Included with this newsletter is a copy of the warranty on your unit. This warranty essentially states that any damage to the unit will now be covered. In other words, if active termites are found in your unit, and they are causing damage to the unit, Terminix will treat the active termites and will repair the damage free of charge. That is why it is important to call them immediately if you suspect termite activity. You will also find enclosed the protocol for making such a call.

Reminder:

Please remember you shouldn't put things in the front yards such as poles, stakes, signs. Not only are they prohibited, they can cause damage to the watering system, by puncturing the lines.

Who's Who

One of the confusing issues for Townhome Owners is what organization is responsible for what. You may not realize it, but, as a Townhome Owner, you are a member of three different organizations: The Association of Apartment Owners (AOAO) of Ke 'Aina Kai Townhomes (KKT), Ke 'Aina Kai Community Association (KKCA), and Ocean Pointe Community Association (OPCA), referred to as the Master Association. Here's what they all do:

KKT is responsible for maintaining the common elements of the townhomes - mainly the structures and the landscaping immediately bordering them, as well as the guest parking located between the garage units. The management executive for KKT is Mr. Steve Pherigo of Hawaiiana Management Company, Ltd., Tel: (808) 593-6898. Email: stevep@hmcmtg.com. Hawaiiana Management's website is: <http://aoaoweb.hmcmtg.com/>. We're working on a Ke 'Aina Kai Townhomes website: http://www.geocities.com/ke_aina_kai/.

KKCA is responsible for the common elements for the single-family homes, as well as some of the streets (including the service driveways connecting the garages), as well as the park on Kaimalie Street. The management executive for KKCA is Mr. Ed Robinson of Hawaiiana Management Company, Ltd., Tel: (808) 593-6833, Email: erobinson@hmcmtg.com, there's also a Yahoo! group run by Mr. Gerard Pataray: <http://groups.yahoo.com/group/KAKCA/>.

OPCA mainly acts as the Design Review Committee, although they are also responsible for some of the main roads and bordering landscape and sidewalks, and some of the community park areas. Your point of contact at Certified Management Inc. is Account Executive Mr. Jon McKenna, (808) 837-5229, Jon@CertifiedHawaii.com. Certified Management's website is: <http://www.certifiedhawaii.com>. They've an Ocean Pointe specific area: <http://www.wetserver.net/certifiednetwork/page.jsp?property=oceanpointe>. You'll need the project number, which is 610, and your customer ID number, which you can get by emailing Mr. McKenna.

Changes!

Remember if you are having any work done that will affect the exterior of your unit, including your backyard, you are required to comply with the process as outlined by the **Ocean Pointe Design Review Committee**. An application to make the modification must be filed with the committee and they must give their approval prior to any work being done.

There has been some confusion in the past; including contractors insisting this step is unnecessary. Be advised that, in the event changes are made to the exterior of your unit or your backyard without proper approval, you can be required to restore those elements at your own cost!

Ocean Pointe Design Review Committee Contact Information:

Call **Jon McKenna at Certified Management** at (808) **837-5229**, or mail to him:

C/o Certified Management Inc.
Attn: Jon McKenna
3179 Koapaka Street
Honolulu, HI 96819-5199

Annual Meeting

The Annual Meeting of the owners of Ke 'Aina Kai Townhomes will be held on Wednesday, March 9 at 7:00 P.M. (check-in begins at 6:30 P.M.) at the Asing Community Park Recreation Center Bldg. (see enclosed map). This meeting is an opportunity to find out more about the management of the Association and a chance to elect Board members. If you want to help make KKT an ever better place to live, you can come and offer to serve on the Board or just come and participate in the meeting. If you can't come, please return your proxy so we don't have to make additional expensive mailings. If you need further information, contact Steve Pherigo at the email address or phone number under the "Who's Who" section.

Maintenance Fees Payments

It happens to the best of us: something gets lost in the mail, or an envelope slides down the back of the seat on the way to the post office, and a bill gets paid late. What happens if your check to pay for your association dues or maintenance fees is late? The first thing to remember is that all payments are due on the first of the month. Any time after the first, it is technically late, however, the Ocean Pointe associations give a grace period until the 15th, in case there is a holiday or a delay in the mail. If your payment arrives after the 15th it is late and two things happen: You are assessed a late fee by the association, and Hawaiiana Management Co. will send you a letter informing you that your payment is late and that a late fee has been assessed to your account. After that, any payment received for your account is put towards any late fees first, legal fees (if any) next, and the principal last (just like a loan or credit card). Why is that? It's done this way because a late payment costs the association extra money and we have to pay those fees up front. If your account is still in arrears, Hawaiiana sends out two more letters at 15-day intervals. After the third letter, the account is turned over to the association's legal counsel for collection (and those late fees and legal fees start piling up). Once an account is turned over to the lawyers for collection a 30-day notification is sent to the owner of the property informing them they must pay the debt. If the debt is not paid, 30 days later a lien is automatically placed against the property. If the account is not brought current, the board can choose to foreclose on the property to collect the debt.

Don't forget, Hawaiiana has **SurePay**, an Automated Payment system that you can sign up for to have the fees automatically deducted from your bank account. Not only does this system prevent your payments from being late, it saves the association money on printing costs to print payment coupons for each month and postage to mail them to you. **Online** you can get information here: <http://www.hmcmgt.com> and click on "Owner Services", then click "HMC Resource Center," then click on the "+" sign next to "Hawaiiana forms".

Or you can **call Project Accountant Pete Dela Cruz** at (808) 593-6842 to get a SurePay form, or write him at: Hawaiiana Management Company, Ltd.
ATTN: Pete Dela Cruz
711 Kapiolani Blvd., Suite 700
Honolulu, HI 96813