

I am pleased to report that the long awaited sidewalk has reached reality. The signs are up and the work will begin 22 February. The property above our complex has again fallen out of escrow with no new buyers coming forth. This of course is good news since no construction will be initiated for some time. We contacted the Fire Chief and were successful in having the brush trimmed to reduce a potential fire hazard.

In addition to the new sidewalk, this year we embarked on a comprehensive "remodeling" of our landscaping. Loren provided specific expertise gained from his many years of horticultural experience in the Pacific Northwest and our Aesthetics Committee of Betty, Catrina and Donna provided observations made from their frequent "walk-arounds" and conversations with owners and guests. Peter Hughes, an owner and professional landscaper, rolled all of this into a comprehensive and specific plan. I think you'll be more than pleased with the results.

Tennis players should also be pleased. In the coming fiscal year we expect to completely resurface the tennis court, eliminating the many cracks that now mar the surface. Several methods of doing this have been recommended, and we are researching for the optimum.

Pete and his team have been replacing some of the structural posts and beams where dry rot has been discovered. Lanai beams are also involved in this program. Trex, the supplier of our third floor walkway decking has agreed to replace some of the material that proved to be defective, giving us enough new material to fully redeck the walkways.

The February Board meeting was well attended and our Treasurer, Bruce, once again provided a detailed budget that you can obtain on our web site. Please note that we are planning to replace our roofing earlier than previously planned, but our reserves are scheduled to be able to manage the cost. We will also be looking to replace our solar panels in the future and have received a very comprehensive update on the solar industry by way of a consulting contract. After his usual careful planning, cost control and analysis, our increase in management fees will be increased by only at 2.8%.

I am personally familiar with the many hours Bruce spends on our financials and we continue to be blessed with his dedication. Thanks also go to Terry for our web sight, Loren, Donna and Betty for maintaining our grounds, Mark for keeping our records current and Karl for his technical advice. You can be proud of your dedicated Board.

It is time that we updated our house rules and Mark has accepted the challenge. If you have any suggestions please contact Mark or any Board member. The State of Hawaii has adopted new Statutes for the governing of condominiums. They bring many of the rules and regulations into synch with current business practices such as email and conference calls. A recommendation relative to adopting them will accompany the material your will receive prior to the Annual Meeting.

We continue to enjoy a well managed complex thanks to a great extent for the efforts of Pete and Catrina. They do not simply carry out their contractual responsibilities, but continuously demonstrate their caring for our Hale Kamaole family.

I hope to see you at our Home Owners annual meeting, this June. If you cannot be present, be sure to send in your proxy. Your vote is important.

As Winter finally leaves, enjoy the Spring, stay healthy and know that Hale Kamaole is in good hands.

Joe Hess
President