



## Maui Lea Time Interval Owners Association December 2020 Newsletter

### PRESIDENT'S MESSAGE - Bill PETRO

Aloha Maui Hill Timeshare Owners.

My hope and prayer are this letter finds you and your love ones in good health.

As we celebrated the end of 2019 and welcomed 2020, never in our wildest dreams would we have thought that the coming year would be this challenging. Thank God, we are seeing the light at the end of this Pandemic.

I would like to thank Nancy Benson, Homeowner Services for working with our Owners throughout these difficult months and saving their Intervals for future use.

Thanks to our General Manager Dennis Costa and his dedicated staff, our units are kept clean, safe, and sanitized for us to enjoy when we are ready and able to travel.

Dennis took advantage of the low occupancy and performed many of the deep cleaning around and under the furniture's and major appliances. He also had our employees spruce up the landscape around our units by planting beautiful flowers, trimming trees, and updating sprinklers. Dennis also adjusted work schedules and reduced work hours to keep most everyone on the payroll.

Our resort never totally shut down, not even through the harshest times. Many Owners did stay away during the late spring and summer months. Lastly, we are seeing an increase in occupancy, however, we must be cautious.

The Board Committees are reviewing all possible improvements to our Units, it must be financially appropriate.

Hawaiian Governor "Ige" opened the Transpacific Travel to the Islands on October 15, 2020. If you have a "Negative Test Result" when you arrive on the Islands, you will **by-pass the 14-Day Quarantine**. More and more Visitors started to travel to the Islands, including visitors to our Resort at Maui Hill.

Have your COVID-19 test done no more than 72 hours prior to your travel, and at a "State of Hawaii Approved Test Site", check out the many available web-sites and print all the information available, you will need it at the Airport and at the Car Rental Agencies. Be prepared, be patient as suggested by some Owners I talked with.

Remember, Social distancing and Face Covering is mandatory when you are in public.

**Please Remember**, give the Resort a week notice prior to your arrival, now days it takes longer to prepare and properly sanitize the units for your safety and enjoyment. The Safety and the Health of our Owners and Staff is our number one priority.

Our meetings in April and September 2020 were held remotely, our hope that the COVID-19 infection will decrease and allow us to have the Regular and Annual meeting in January on Maui, more information to follow.

Thank you for your understanding and have a Safe Travel.

***My wife Madonna and I wish you and your family a Merry Christmas and a Happy New Year.***

Respectfully

Bill Petro, President  
Board of Directors

## **MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT**

Aloha from your General Manager and his team! The last time I wrote to you all, I mentioned that the sun was shining, the birds were singing, the gardens were blooming, and all that was missing was *you*. Well, I am so happy to be able to say on behalf of the entire team here that the day has finally come that we can invite you all back again to your home away from home! It has been a difficult time for everyone, but rest assured we have all continued to work hard to maintain the integrity of the resort and keep it standing tall in anticipation of this day. Of course, we want to assure you that we are following the standards of Aston Hotels; we have strict safety protocols in place, and our priority is, as always, your safety and health while you are staying with us. Some things may be a little different, but the important things will always remain the same here at Maui Lea at Maui Hill: friendly aloha service, a vacation experience that is second to none, and most of all, a genuine, warm, Hawaiian welcome to let you know how we've missed you all and how glad we are to have you back. E Komo Mai – please join us. It is our pleasure to welcome you back again.

We would like to keep you informed of what we've done in the past 8 months to maintain the integrity of the units, taking advantage of the unexpected opportunity that presented itself to address any repairs, replacements, or thorough cleaning needed:

- We have completed the extensive project of repainting all the screen doors and the French glass doors in all 76 units
- Just this past week, we have completed the project of refurbishing the lanai tables and chairs
- We have replaced the dishwashers that were in need of replacement throughout the units
- We have replaced ceiling fans in need of replacement
- When living room TV's are in need of replacement, we are replacing those with a 65" model
- We have replaced microwaves throughout as needed
- We have replaced air conditioners throughout as needed
- We are replacing lampshades throughout: square lampshades for square lamps, and round lampshades for round lamps
- We have replaced the bathroom vanity mirrors as needed
- In several units the carpets were separating from the tile in the living room, dining room, or bedrooms. We have either re-stretched those carpets or put a tack strip on them so that they no longer separate from the tile
- We have done a general cleaning of all units from top to bottom, including moving all the furniture to thoroughly vacuum and dust
- All carpets have been professionally cleaned and sanitized in all units
- All owners' closets have been reorganized and cleaned; any items that needed to be removed have been removed and the closets are now more easily accessible
- We have completed spot painting of walls throughout the property
- We have checked all the water heaters and have replaced several due to age and evidence of leakage

In closing, we all feel fortunate and grateful to have such a great team to work with: the Board of Directors, the Management company for Maui Lea, co-plan Managers Mike and Frank Robar, Aqua Aston Hotel, Ruth Okada and her staff, the Condominium Association, and of course, all of our owners. On behalf of my entire staff, please know we're here to serve you, and we all sincerely look forward to welcoming you back again. We appreciate all of you and want to extend warm wishes to you for a safe, healthy, and happy holiday season and a much improved 2021.

Respectfully submitted,  
Dennis Costa, General Manager

## **MAUI HILL AOA GENERAL MANAGER'S REPORT**

Aloha from your General Manager and his team! After all these months, the entire team here is so happy to be able to welcome you back to your home away from home. Every day we continued to clean and trim and polish and prepare, pouring our love and care into the property as we always do, looking forward with positive optimism to this day that we would be able to extend our warmest aloha and have you come back to stay with us again. It has been a difficult time for everyone, and while we have not been able to have you here with us, rest assured that we have remained committed to upholding the integrity of the Maui Hill Resort, protecting your investment, keeping it safe for the day we would be able to welcome you back. We are all so happy that time has finally come. Of course, we now have enhanced safety protocols and practices throughout the property, closely following Aston's recommendations. Some things may be a little different as we ensure that your wellness remains our top priority, but one thing that will never ever change is our genuine, warm, hospitable aloha spirit, the sense of Ohana (family) here at Maui Hill, and our happy smiles welcoming you back once again. E- Komo Mai - join us! We are ready to welcome you *home*.

We would like to keep you up to date on projects and maintenance we have undertaken at the property to keep it standing tall:

- We have continued to work on deteriorated lumber and have purchased enough lumber to repair all necessary areas throughout the property. We will start next week to work on hallway landings, fascia boards, support poles and beams, starting with Building C, units #21-24, and then proceed to the next section that needs to be done. Hopefully, this project will be completed by this time next year.
- We are in the process of painting the exterior doors, electrical doors, and storage doors throughout the property. We are also replacing all door trims with vinyl instead of wood, not only serving to enhance the integrity of the property, but also eliminating the possibility of any future issues with dry rot or termites.
- We've been actively upgrading the landscaping and adding more colorful plantings throughout the property. We have also completed extensive trimming in our attention to detail.
- We have replaced many sprinkler valves because of unexpected leaks incurred due to age as well as regular wear and tear of the irrigation system.
- We have had Mark, in-house personnel, complete some repairs throughout the parking lots as needed, as well as re-stripping all the lines, curbs, and steps.
- We have replaced spotlights throughout the property with LED
- The round tables and chairs in the pool area have all been refurbished.
- We are having Mark repaint all the barbecue benches as well as the walls around the grills. He will also be painting the cement floors by the trash containers as well as the walls where the trash containers are stored.
- The benches by the designated smoking areas have been re-stained as needed.
- The time clocks for all exterior lighting throughout the property have been adjusted due to the sun setting earlier with the change of season.

In closing, I want to acknowledge that it has been a challenging eight months, but with everyone working together as a team, we are at last seeing the light and positive days are finally within reach. Everyone at Maui Hill has been working diligently to keep your valuable asset in pristine condition, sanitized, and well-tended so that we are ready to receive guests in the very near future and get the resort back to the way we all like it: filled with happy vacationers enjoying treasured times with family and friends, sharing an unparalleled Hawaiian vacation experience. We are hopeful that this holiday season and a positive first quarter will be a strong start to getting us

back to the bustling Maui Hill we all know and love.

I would sincerely like to thank the Board of Directors, the Management company, Ruth Okada, and all staff for working together as a team. When we work together, there is nothing we cannot accomplish. Wishing you all a safe and blessed holiday season.

Respectfully submitted,  
Dennis Costa, General Manager

## **POSSIBLE SALES TAX DEDUCTION**

Under the American Jobs Creation Act of 2004, taxpayers who itemize their deductions have the option of claiming either state and local income taxes or state and local sales taxes. The portion of Maui Lea assessments (i.e. maintenance fees plus special assessments) that qualify for the state and local sales tax deduction is 4% of the amount actually paid during the year. As a result of the tax cuts and jobs act, the deduction for State & Local taxes is limited.

Maui Lea interval owners are advised to seek the advice of their own tax counsel as well as available Internal Revenue Service publications to determine if this possible deduction is applicable to their personal tax returns.

Frank Robar  
Co-Plan Manager

## **PROPERTY TAXES**

Real property taxes for the year 2020 are as follows:

1BR = \$145.92  
2BR = \$158.08  
3BR = \$198.98

## **RCI GOLD CROWN RESORT AWARD**

Congratulations! ***Maui Lea at Maui Hill*** has earned the ***RCI Gold Crown Resort***<sup>®</sup> property designation for 2021! RCI presents your property with this award in recognition of its outstanding resort facilities and services. We applaud you and your staff for your commitment to delivering exceptional guest experiences, which was reflected in a compilation of Exchange Guest Comment Card assessments on resort quality, service delivery, and their overall vacation experience.

As a reminder, due to the unusual circumstances this year, we grandfathered all resorts to remain at their 2020 award designation or higher if earned. We recognize this has been an extremely difficult year, and we take great pride in the support we have provided to members during this challenging time. We know you're doing the same for your owners. The 2022-year awards will resume under standard practice.

The **RCI**<sup>®</sup> **Resort Recognition Program** is part of our commitment to exceeding the vacation expectations of your owners and RCI Subscribing Members. Continuously meeting the standards set by the Program proves that you are providing quality vacation experiences, and we are proud to be affiliated with your property. To help you spread the word of this significant accomplishment, we will send you a press release template in January that you can send to local media outlets.

You will soon receive a 2021 plate for your multi-year plaque or a new multi-year plaque if your existing one is full. Additionally, to update your *most current* multi-year plaque, you will receive a new "name

plate” which will include the new RCI logo. Replacement instructions will also be sent.

This year, RCI renewed its commitment to you by unveiling The New Shape of Travel™ - a new suite of services, access, and expertise for you and your owners. We are on a mission to provide our affiliates with comprehensive travel resources and experiences that drives your success.

Again, congratulations to you and your team from all of us at RCI and thank you for supporting our shared commitment to delivering exceptional experiences for your members.

Best wishes for continued success!

Richard Ruff  
Sr. Vice President and Managing Director, RCI North America

## **TRADING PLACES MAUI**

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## **ACTIVITIES ON MAUI**

**Donya Izbicki**, senior Concierge [donya@hawaiianstyleactivities.com](mailto:donya@hawaiianstyleactivities.com)

## **HOMEOWNER SERVICES**

Questionnaire Guidelines:

Let's go green! Your owner's questionnaire can be submitted online via our web site: [www.mauilea.com](http://www.mauilea.com). You only need to submit it once for the current year unless your plans have changed.

If **you are travelling** with guests, please don't register them until you arrive on property.

For owners that are **not** coming but are sending guests **in their place** please be sure to register them in writing via your questionnaire or an email prior to their arrival. This will avoid them showing up unannounced and creating a check in problem for your guests. Once we have your names, you will be mailed, or emailed a confirmation letter which will include the resorts surcharge fees and the states taxes. These fees will be due upon check out.

Owners have the following options each year on how to best utilize their timeshare intervals:

- 1) Use the time you own.
- 2) Bank / Exchange it. We have two affiliated exchange company's: RCI [www.rci.com](http://www.rci.com) TPM [www.tpmaui.com](http://www.tpmaui.com)
- 3) Send a guest in your place.
- 4) Rent your time. You may fill out a rental application online: [www.mauilea.com](http://www.mauilea.com)  
(Rentals are never guaranteed, you have the option to bank it 90 days prior to your start date)

Keep in mind that as an owner, you must authorize the use of your week each year. This form allows you to register your guests, or to let us know if you will be using your time. To bank your time or list it for rental you will need to contact these sources directly.

Keep in mind that if you don't use it, bank it or list for rental and it sits open, **you have lost it!** Planning in advance is always helpful no matter what you decide to do with your week(s).

If you have moved or changed your contact information, please update us. You can do this on the web site: [www.mauilea.com](http://www.mauilea.com)

If you have any questions about your ownership options, please feel free to contact me.

Aloha,

Nancy Benson (B) R  
Owner Services and Resale's  
[www.maui.lea.com](http://www.maui.lea.com)  
[nancyb@mauilea.com](mailto:nancyb@mauilea.com)  
(808)879-6321ext.5102

## **RESALES:**

Being on-site provides me with a terrific opportunity to show potential buyers the unique variety of units the resort has to offer. As a dual agent, I enjoy nothing more than bringing together excited buyers with appreciative sellers. You are guided from start to finish, safe in the knowledge you are in capable hands!

Since April 2020, we have sold 28 intervals and are grateful to all our buyers and sellers who value and trust our in-house resale services.

It's a testimony to the Vacation Ownership program, that many friends and family of existing owners, see the advantages of belonging to our timeshare family.

Whether we connect online or onsite, the resale program is something you can always count on. Feel free to contact me with any resale questions you may have. I'm always happy to hear from you.

Sharon Paley R (S)  
Cell: 808-276-6307  
[Sharon@mauihillsales.com](mailto:Sharon@mauihillsales.com)  
[www.mauihillsales.com](http://www.mauihillsales.com)  
Lea Properties, Ltd

## **MAUI LEA ASSOCIATION INTERVALS FOR SALE**

Maui Lea would like to remind all our owners that the association has inventory for resale. Prices are very reasonable!

To receive a list of what is being offered please contact one of our sales representatives with Lea Properties or go to the following website to view our inventory: [www.mauilea.com](http://www.mauilea.com).

## **TRANSFER OF TITLE AND DEEDS**

Your Association would like to remind you to consider adding another person to your title which may prevent problems in future ownership issues.

Maui Lea works with Old Republic Title & Escrow of Hawaii, Ltd. They are very familiar with our property and can assist you in transferring or adding someone to your title. We cannot stress to you enough the importance of

keeping your title updated. Taking the necessary steps now can save your family heart ache and money in the future. Please note that there is a cost for this service.

Please contact them at:

Old Republic Title & Escrow of Hawaii, Ltd.  
Carl Kawachi ♦ ckawachi@oldrepublictitle.com  
737 Bishop Street, Mauka Tower, Suite 2200 ♦ Honolulu, HI 96813  
Telephone: (808) 522-0356 ♦ FAX: (808) 522-0355

## **MARK YOUR CALENDARS**

Below are the board and annual meeting dates. Future meetings will be scheduled at the Organizational meeting after the September annual meetings:

### **Maui Lea Time Share Association**

Wednesday, 12/2/2020 - Board (Maui)  
Tuesday, 01/26/2021 - Annual/Board (Maui)  
Thursday, 04/22/2021 – Board (Las Vegas - Tentative)

### **AOAO Maui Hill**

Thursday 12/3/2020 - Board (Maui)  
Wednesday, 01/27/2021 - Annual/Board (Maui)  
Wednesday, 04/21/2021 – Board (Las Vegas - Tentative)



# QUESTIONNAIRE

This questionnaire is for informational purposes only.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ email address: \_\_\_\_\_

Please add me to email notices: \_\_\_Y \_\_\_N

Unit Number: \_\_\_\_\_ Interval Dates: \_\_\_\_\_

Unit Number: \_\_\_\_\_ Interval Dates: \_\_\_\_\_

**We kindly request you do not exceed the occupancy limit of your unit.  
One-bedroom sleeps 4 two bedrooms sleeps 6 three bedrooms sleeps 8**

My plans for the **year** \_\_\_\_\_ are as follows:

We will be using our time and the total number in our party will be: \_\_\_\_\_

We have authorized our guests to use our time. (**Only register a guest name if you will not be coming over**) A guest letter will be sent to you for confirmation.

Guest Names: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have or will deposit my time with RCI, by calling (800) 338-7777

I have or will deposit my time with TRADING PLACES MAUI, by calling (800) 345-7301, or by going on line to: [www.tpmaui.com](http://www.tpmaui.com) and completing a deposit form.

I have or will put my unit up for **RENT** with Aston Hotels & Resorts, by calling (808) 879-6321, or by going on line to: [www.mauilea.com](http://www.mauilea.com) and completing the rental form.

I want assistance with my options, please contact me at:

Phone: \_\_\_\_\_

In case of an emergency while you are at the Maui Hill, please supply us with a name and number of a contact person:

Emergency Contact Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Maui Lea Timeshare Owners Association has units and intervals available for resale. Please visit our website at [www.mauilea.com](http://www.mauilea.com). If you are interested, please check below, and provide your contact information.

Please contact me at \_\_\_\_\_ or email \_\_\_\_\_