

Maui Lea Time Interval Owners Association September 2021 Newsletter

PRESIDENT'S MESSAGE – BILL PETRO

Aloha Maui Hill Timeshare Owners!

COVID-19 Pandemic was improving, however the "Delta Variant" has everyone concerned. There are some new restrictions in many places (including the Hawaiian Islands) Please be vigilant and protect yourselves.

Hawaiian Governor Ige proclaimed, that as of July 08, if you have proof of being fully vaccinated, you would not need to have a test prior to your travel to the Islands, however Requirements and Restrictions are changing, almost daily. If you are fully vaccinated, please visit the website "travel.hawaii.gov" and download that information to your phone.

Please check the website for any new information and restrictions.

Thank you for sending in your Proxy for the September Board Meeting, that will allow us to have a Quorum and the meeting which will be held, (due to many Restrictions) at Maui Hill Resort on September 14, 2021.

If you needed to rent a car during your stay, hope you were successful, I'm sure, the larger price tag from previous years was a shock to you as it was for most of us.

I encourage you to make reservations before your arrival and hope you were successful, at your favorite restaurant, and activities that you and your family will or have enjoyed during your stay at Maui Hill.

We are fortunate to have an Activity Desk located poolside in the lobby to assist you with your needs.

As I stated in my previous newsletters, the first phase of the Split Air Conditioning in the Upper Units is complete, and we are getting a favorable feedback from our owners and guests. It cools the units much faster, it is quieter and more economical to operate. Renovation Committee is making plans for the next phase, which will be the Lower Units.

The Resort started the "AOAO Solar Project". The painful but necessary "Tenting" for termites, are being followed by the replacement of our aging and deteriorating roofs and the installation of Solar Panels for all 140 Units.

General Manager Dennis Costa and Nancy Benson Homeowner Services are working diligently, making sure that this Project will have a NON-or-Minimal Impact on Owners and Guests.

We thank you for your patience and understanding during this project.

Nancy is busy working with Owners scheduling their trips and preparing for their arrivals to the Resort.

Dennis, his Staff and Nancy are making sure, that your stay at Maui Hill is pleasant and comfortable while relaxing on your Lanai or at the Pool.

After so many months of absent, we must wait a little longer for the Pool-Side Mai-Tai-Party to resume, due to the many Restrictions imposed by the Governor of Hawaii during this COVID-19 Pandemic.

Dennis and his Staff are continuing with the replacement of the damaged wood outside the units, making sure the surrounding grounds are looking great, trimming trees and bushes, planting flowers and upgrading the Malibu lights, just to name a few.

It is important that you give Dennis and Nancy as much time as possible to properly prepare units prior to your arrival. The cleaning and sanitizing rooms takes extra time, our priority is the safety, comfort and the wellbeing of our owners, guests and staff.

Respectfully

Bill Petro, President
Maui Lea Time Interval Owners Association

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha and welcome from your General Manager and his team! It gives me great pleasure to report to all of you that the Maui Hill Resort continues to rebound. The island of Maui is enjoying returning visitors in numbers close to pre-pandemic levels with travelers eager to return to our beautiful island. We have seen a steady increase in our occupancy, with units running at approximately 95% in the timeshare program. The rapid influx of travelers has meant previously unheard-of rates for rental cars. Restaurants are not yet running at full capacity, but there are lineups of people waiting to enjoy their favorite establishments. Tour companies and other businesses catering to tourists are enjoying a boom in demand for their services. It seems that everyone has missed Maui and are so happy to be able to return. Given these positive signs, we are optimistic that Maui Hill will have a successful remainder of 2021. However, we all need to be mindful that Covid cases continue to increase here daily just as on the mainland, and we are hopeful that we will not have to face further restrictions. Provided everyone cooperates and does their part to be safe, we can all get through this, but it does seem that this will be the norm for a while yet.

As we all move forward, we have been very busy at the resort with ongoing and new projects. Please allow me to provide an update of what we've been working on over the past few months.

- Our priority in these uncertain times is to ensure that all safety protocols and procedures are strictly followed, so the staff has been very busy keeping the units sanitized and spotlessly clean.
- We continue with the installation of the split air conditioner units, with all 39 of the upper units completed to date. We are now in discussion for completing the lower units as well; we will provide ongoing updates soon.
- We are using in-house personnel to remove the air conditioners in the wall, patching up the wall with Durarock and caulking to cover the hole, and then painting, texture the wall to match the existing walls.
- We are also in the process of contracting out the cleaning of filters for the split air conditioners in the upstairs units. This will be done quarterly to ensure the systems will run productively and in an efficient manner.
- In the one-bedroom units that have a small lanai off the kitchen, the doors are being painted new hinge and the threshold sweeps replaced.
- We are doing continuous general maintenance in the units while vacant to ensure we are giving top priority to adhering to Aston Next Level Clean standards to keep the units sparkling, fresh, and clean. A thorough inventory of all units is also conducted regularly.
- We are having in-house maintenance personnel clean and polish the shower glass blocks in all the bathroom areas to remove any water spots.
- We are planning to replace the cabinet shelves in the kitchen, under the wet bars, and in the vanity areas due to wear and tear and deterioration of the particle board. One suggestion to consider at this time would be that instead of just replacing the shelving, that we be more forward-thinking and take the opportunity now to replace all the kitchen cabinetry with soft-closing type cabinets to modernize and update the whole kitchen area at one time.
- We are continuing to refurbish all lanai indoor-outdoor carpets as well as lanai tables and chairs; this project will be completed shortly.
- We are pleased to report that we are back to our usual practice of triple sheeting in the units, where there is a white sheet placed on top of the bed to cover the blanket. There had been an issue with Maui Linen Supply being unable to keep up with demand for linens, but this has been resolved.
- It has been noted that drains in the bathroom vanity sinks as well as the showers are draining slowly, so we are cleaning out and treating all drains with Drano to ensure a smooth flow of water.
- As noted previously, the bottom of some of the medicine cabinet mirrors were sharp in some places and we have now ensured that any rough, exposed edges have been sanded down to remove any potential safety hazard.
- We have received and installed new lampshades throughout, ensuring that standing lamps that are square have corresponding square lampshades, while the round lamps in the bedrooms have matching round lampshades.
- We continue to have all carpets cleaned in-house rather than hiring an outside cleaning company. This ensures we save money for the Association, while still ensuring carpets are disinfected and sanitized thoroughly.
- Once we have completed all current projects, we will be considering and discussing new ideas to continuously improve the integrity of the property.

In closing, I believe that the past year has highlighted the need for teamwork and maintaining a positive attitude for better days ahead. I extend my sincere and heartfelt appreciation to all the owners, the Management Company, and the Board of Directors, and I would also like to commend my staff for their dedication and commitment to ensuring the integrity of the Resort was maintained over the past year to protect your valuable investment. We all look forward to the current upward trend in occupancy for a successful and prosperous 2021.

With warm aloha,
Dennis Costa, General Manager

MAUI HILL AOA GENERAL MANAGER'S REPORT

Aloha and Welcome from your General Manager and his team! As I write this, the resort is the way we all like it: running at near 100% occupancy, consistently so since travel restrictions have eased. It seems at times that the challenges of the past year are a distant memory. While the island is very busy and definitely seeing a rebounding and recovery from the shutdown with a rapid influx of travelers eager to return, this virus is one that doesn't want to go away, and variants are causing case numbers to tick upwards here in the islands as they are on the mainland. We're hoping that there won't be further restrictions imposed, but in the meantime, the entire team here at Maui Hill is so pleased to do what we love best: invest our time and effort into making our beloved resort shine, from the units to the pool to the gardens. We are so happy to welcome all of you, our Maui Hill Ohana, back to your home away from home.

Please allow me to update you all on what we've been working on over the past quarter. As you can see, there is a lot of ongoing work to be addressed and taken care of on the property as we continue to move forward, as well as future projects to consider to ensure the integrity of property is maintained for the enjoyment of all our owners and guests.

- The termite tenting is progressing well, with eight of the buildings completed. The final four buildings will be completed by the end of November.
- The solar installation project is running concurrently with the tenting project. The roofers have completed Building L and the solar company is now installing the solar panels for that building; this will be completed shortly. The next building to be done will be Building I, then H and going down from there. Once this project is complete, there should hopefully be great savings for Maui Hill Resort in terms of electricity costs.
- While the solar company is on site, a suggestion to be put forward with the Board would be the consideration of installing EV charging stations throughout the property. With the increase in demand for electric-powered vehicles, this is something that should be addressed in the near future. Also, we would need to consider how many charging stations would be needed; perhaps one at every building would be recommended for the convenience of guests so that they don't have to go far from their units to where their car is plugged in and charging.
- The next project underway is the pool deck, which has been power washed, re-grouted, and sealed. We are commencing a maintenance contract to have the pool deck professionally cleaned every three months and sealed every 6 months.
- We are painting the exterior of the kitchen doors of all 44 one-bedroom units and replacing the threshold sweeps and door hinges.
- Another project we're working on is with Maui Irrigation & Landscaping to improve the irrigation system and landscaping throughout the property. They have been checking all valves and heads, ensuring they're working properly and replacing as needed to take care of dry spots. They are also cutting back on sprinkler heads in spots where there are too many in one station to maximize efficiency. This project should be completed in another two months, and we then plan to have them come once every two weeks to ensure everything is working properly to get the maximum use of our irrigation system.
- We have recently trimmed the Washingtonian palm trees and the 9 pink Tacoma trees on the upper half of the property.
- A project we've recently completed is the landings and pole beams on units #131-134, #119-#122, #71-#74, and #7-#10. We are currently working on Building J, units #108-#110. We will move on to building F units #57-#60 to complete the project with Rising Sun to install their batteries for each building. As you can see, we have been doing a lot of work on the exterior of the property with respect to replacement of deteriorated wood. We had initially ordered four beams (8" x 8" 20" beams) and have now ordered another 16 beams to complete this project over the next year.
- We have replaced the hallway carpets by units #24-26.
- We continue to clean the lobby awning weekly to restore the vinyl and to keep it fresh and clean to provide a positive impression upon check-in.

- Once the current projects are done, future projects we would like to consider include updating the pool area by upgrading the pool deck furnishings and amenities to make the pool area more welcoming for all our owners and guests. Some ideas could be enhancements such as water features, or amenities such as cabanas or bungalows, etc. In addition to upgrades to the pool area, we would like to re-seal and re-stripe the parking lots; paint all the eaves and brown paint throughout the property; and replace the steps and some of the hallway landings with the composite vinyl material similar to that on entrance and storage doors so they are resistant to rot and termite damage. This last undertaking would be expensive but more cost effective in the long term.

In closing, I would like to express on behalf of the entire team here our gratitude to the owners, the Management Company, and the Board of Directors for their continued support of all ongoing projects and initiatives undertaken to maintain the integrity of our beautiful resort. A lesson we have all learned over the past year is the importance of teamwork and pulling together in challenging times, and I am very grateful to my staff for working as a team dedicated to the common goal of maintaining our resort to the standards for which we are known in the industry. Our success is and has always been a team effort, and we all look forward to a continuation of our current upward trend for a prosperous balance of 2021.

With warm aloha,
Dennis Costa, General Manager

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ACTIVITIES ON MAUI

Donya Izbicki, senior Concierge 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. 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.

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- 2) Bank / Exchange it. We have two affiliated exchange company's: RCI www.rci.com TPM 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
(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

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
nancyb@mauilea.com
(808)879-6321ext.5102

SALES:

Covid-19 has made us thirsty for travel and seen a growing desire to experience a less crowded, picturesque, and safe vacation location. There's a new sense of what's important in life and for many, Maui fits the bill! This is reflected in the eye-watering prices of regular real estate. However, this also highlights the incredible value for money that ownership in our Vacation Ownership program offers. Our unique blend of resort and home life is appealing and affordable!

As specialists focusing on the Maui Lea at Maui Hill resort, you can be assured we have your best interest at heart. Working onsite, we have the benefit of being able to show units and answer questions in person.

Whether you are buying or selling, we're here to help you make informed and educated decisions. Working with Lea Properties, you're in trustworthy, knowledgeable, and friendly hands.

Visit our website for more information www.mauihillsales.com and to view the Timeshare Association weeks for sale, visit www.mauilea.com

We look forward to hearing from you.

Tom Von Rosen, Principal Broker. 808-879-6321. mauihill@maui.net
Sharon Paley, Salesperson. 808-276-6307. Sharon@mauihillsales.com

MAUI LEA ASSOCIATION INTERVALS FOR SALE

A reminder that the Maui Lea Timeshare Association has a variety of weeks for resale via Lea Properties, Ltd.

Ask your agent for the list of current options or view online at www.mauilea.com under the 'For Sale' tab and click on Association Weeks. Keep an eye out for their specials!

Tom Von Rosen R (B) 1-808-879-8802 mauihill@maui.net
Sharon Paley R (S) 1-808-276-6307 Sharon@mauihillsales.com
Lea Properties Ltd.
www.mauihillsales.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 Hawaii Document Service. They are 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:

Gerald A. Garcia, Attorney at Law
Hawaii Document Service
75-5722 Kuakini Hwy., Suite 201
Kailua-Kona, HI 96740
808-331-1313; 888-628-9555 (toll free)
808-331-1393 (fax)
www.HawaiiDocumentService.com

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:

AOAO Maui Hill

Wednesday, 09/15/21 – Annual Owners Meeting (Maui)
9:30 a.m. (Registration 9:00 a.m.)

Wednesday, 09/15/21 – Board Meeting (Maui)
To Follow Annual Meeting

Wednesday, 01/26/22 – Board Meeting (Maui) Tentative

Maui Lea Time Share Association

Tuesday, 09/14/21 – Annual Owners Meeting (Maui)
9:30 a.m. (Registration 9:00 a.m.)

Tuesday, 09/14/21 – Board Meeting (Maui)
To Follow Annual Meeting

Wednesday, 01/26/22 – Board Meeting (Maui) Tentative



QUESTIONNAIRE

This questionnaire is for informational purposes only.
To bank your week with an exchange company please contact them directly.

Name: _____

Phone (home): _____ Phone (work): _____

Your Unit Number: _____ Interval Dates: _____

And Unit Number: _____ Interval Dates: _____

**We kindly request you do not exceed the occupancy limit of your unit.
One bedroom sleep 4 Two bedrooms sleep 6 Three bedrooms sleep 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, please register their names at the Front Desk.

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

I have or will put my unit up for **RENT** with Aston Hotels & Resorts, by calling (808) 879-6321.

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: _____