

Maui Lea Time Interval Owners Association

September 2022 Newsletter

President's Message – Robert Jacalone

Aloha from your Maui Lea President. As you can see from our General Managers report, we have completed the new split air conditioning project in all of the Timeshare units. We have received nothing but good comments on the upgrade. The system is set at a preset temperature. If you feel it is too hot or too cold, contact the front desk and they will arrange to have it changed.

On September 20th we will have our annual meeting and I hope you can attend. We have had requests to stream the meeting online. So, this year we are going to try to Zoom the meeting. There will be an Email blast before the meeting with all of the instructions on how to get on. If you join us online, please have patience for this is our first attempt at using this for an annual meeting. If you do join us online, I would love to hear your comments and suggestions after the meeting.

Bob Jacalone

Maui Lea Timeshare General Manager's Report

Aloha and welcome from your General Manager and his team! We hope that this newsletter finds you and your family in the best of health. We would like to inform you of what we have been doing for the past quarter. As usual, it has been very busy, and many projects are being undertaken.

- We have recently completed the installation of the split air conditioners in the lower units. So, as of recently, we have all 76 units installed, and we would like to thank the President of the Maui Lea Timeshare Association, Mr. Robert Jacalone, and the Board of Directors, for approving this project. We have had numerous compliments regarding both the effectiveness of the air conditioners as well as how quiet they are while operating. We hope to notice a decrease in our electricity costs as soon as the solar project is completed and the connection between Maui Electric and Rising Sun goes live.
- Regarding the removal of the window air conditioners, covering up the holes and repairing the drywall, we have completed a few units, but we still have quite a few more to go in the upper and lower units. This will be contingent upon availability of the units; with the increase in timeshare occupancy at 98.2% for the summer, this has been affecting our progress. Once we have availability, we will be starting to work on this project.
- Another separate project to work on in the lower units only is repairs to the drywall from damage from installing the air handlers. This involves three separate steps: repairing the drywall, texturing it, and then painting it. Again, this is contingent upon occupancy of the units as to when we will be able to get this done.
- The next project will be to re-stain and repair the cabinets in the kitchens, bedrooms, and bathrooms, and replace the shelving. This too is an ongoing process due to occupancy and the availability.
- Some ongoing maintenance we're undertaking is day to day maintenance on the units prior to owners' arrival. This involves going through units with a fine-toothed comb, checking that all appliances are in working order, ensuring all screen and glass doors are easy to open, and any necessary maintenance or repairs are completed.
- Issues with Maui Linen are ongoing; having only one linen company on the island means we're at their mercy. They have had three incidents where their plant has caught on fire, which of course affected the service they've been able to provide. We have taken the liberty of being proactive to purchase more equipment to address this issue as well as having one employee work the night shift from 12-8, to do our own washing, drying, and folding of towels. We certainly don't want to have to face a shortage of towels during our turnover days. As a point of interest, Maui Linen no longer have fitted sheets, so we have to use flat sheets both for top and bottom sheets. Hopefully, this issue will be resolved in the future, as it is in the best interests of the property to have fitted sheets on all beds.
- We have also replaced several lanai carpets throughout the property.
- We will need to consider the issue of replacing several washers and dryers in the units, many of them 10+ years old, as we have been noticing an increase in them breaking down and needing replacement.

- Besides doing maintenance, housemen are servicing the dryers and vacuuming any lint in the back vents to minimize the fire risk. They are also polishing the glass blocks in the showers to remove water stains; this needs to be done every couple of months due to our hard water.
- We have been noticing the need to regrout certain units in the shower area and around the tub. This is an ongoing project, and we need to be proactive as don't want to risk the damaged grout allowing water leakage down into the lower units.
- As you know, we have vacuum cleaners in all units, which are intended for cleaning the interior of the units. We have noticed that some people are using their vacuums to clean the lanai carpets, which not only tracks debris from the outside to the inside of units, it also affects the efficiency of the vacuum cleaners over time. We request your assistance and ask that any time you wish to vacuum the lanai carpets, that you advise us, and we will have the housekeeping staff do this on your behalf. We will also be addressing this issue by having a professional carpet company clean the lanai carpets to minimize the tracking in of sand and dirt into the units.
- We are getting ready for the next service period coming up in October, where once again we will refresh all the units at that time.
- There are a lot more projects that need to be done, but as noted, we have quite a bit on our plate to complete first before undertaking new ones. Due to the current economy, we need to be conscientious about which projects we're addressing at any given time.
- Just an observation: we have noticed people leaving their kitchen jalousie windows open or front doors open while also operating their air conditioners, which of course results in not getting the maximum benefit of the air conditioners. We all need to be conscious of energy demands and work together to ensure the best use of the air conditioners.

Once again, thank you to all parties for your continued support. It is truly appreciated as we all work as a team to ensure the integrity of the Resort is maintained for the benefit of all. It's hard to believe the year is almost over and the busyness of the upcoming holiday season will be here before we know it. We all look forward to welcoming you back to your home away from home.

With warmest Aloha,
Dennis Costa, General Manager

AOAO General Manager's Report

Aloha and welcome from your General Manager and his team! It has been a really busy and rewarding past quarter for our entire team, owners, and our Management Company. Please allow me to provide updates on what we have been doing for the past quarter.

- We have three buildings left to complete both the solar installation and repairs of the roof where the solar is to be attached: Buildings D, Units #35-44; E, Units #45-56; and F, Units #57-66. We are currently working on Building F; Buildings D & E will be last, as it will require some effort and creative solutions to get the lift in between the two buildings in order to gain access. This should be completed hopefully by the end of September or early October, by which time we should have all connections live between Maui Electric and Rising Sun, and thus hopefully result in potential savings for all owners throughout the property.
- In Hawaii and around the world, global climate change is evident and especially so here in south Maui, where we are experiencing higher temperatures than our usual typical hot summers, resulting in a severe drought. We are continuing to work on our irrigation system to eliminate most of the dry spots and maintain our lush-tropical grounds.
- We have replaced some hallway carpets throughout the property.
- We are checking all the steps going up to the units, as it has been noted that some are loose and need to be re-screwed down. We are hoping in the future to replace all these steps with Trex composite wood to eliminate the need for ongoing maintenance.
- We are awaiting approval from the President of the Board, Mr. Richard Endean, and the Board members to proceed with installation of the surveillance camera. This should be instrumental in eliminating potential vandalism of the property as the camera will provide great detail and clarity of both drivers and license plates of cars entering and exiting the property.
- We recently had Climbing High Tree Contractors come in to trim our Washingtonian palms, coconut trees, and the shower tree by Unit #43. We have now contracted them to work on the upper half of the property to trim our shower tree by Units #139-140, and the five African tulip trees, as well as shape the nine pink Tacoma trees and the mango tree by Units #115-118.

- We are continually cleaning all the barbecue grills and checking the propane tanks regularly.
- We have recently had an outside contractor power-wash the indoor/outdoor carpet by the pool.
- We have power-washed the tiles in the lobby and bathrooms as well as the pool deck. Even though we are working on the major project of redoing the pool, which is our number one amenity, this project will take some time, so we need to continue to maintain the integrity of property by ensuring the tiles and pool deck are kept clean and fresh in the interim.
- We are repairing the pole beams; this has been completed by Units #3,4,5, and 6, as well as Units #123-126. We will turn next to Units #57- 60.

In closing, I wish to express my ongoing and sincere appreciation and gratitude to the entire team: our loyal owners, our supportive Board of Directors, the Management Companies, and my dedicated and committed staff. Every member of the team is instrumental in the success of our beloved Resort for years to come.

With warmest Aloha,

Dennis Costa, General Manager

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ACTIVITIES ON MAUI

Activity Desk – (808) 874-5437 10am-5pm Sat-Sun-Mon-Tue-Wed 9am-5pm Thur-Fri

Concierge: *Donya* Izbicki since 1984! donyaizbicki@bossfrog.com

Connie McAboy missionmaui@gmail.com

Aloha all! We are getting back to normal busy times here in Paradise.

Do not wait to book tours until you arrive. There are less people working, more people coming, and activities are sold out months ahead!

Restaurants now are exclusively booked online at www.Opentable.com.

We do not have oceanfront restaurants in Kihei anymore except within the Wailea Hotels. Most reservations are exclusive for hotel guests...

Food Trucks are popular. There are three main areas: Across from *Costco*, Piikea St mauka of CVS (Longs Drugs), and nearby at *World mark* Condos...

Are you planning to drive up to Haleakala for Sunrise? Parking permits are mandatory and difficult to get. (If you book a tour, permit is included) <https://www.nps.gov/hale/planyourvisit/permitsandreservations.htm>

Spas in luxury hotels have not opened their facilities for soaking and sauna etc., due to the lingering of Covid attentions.

Grand Wailea charges \$200 for massage. During weekly Mai Tai Party, there is a therapist in the Lobby charging \$10 cash for 10-minute neck/shoulder therapy. We book you for one hour massage \$145.

GOLF has remained a separate direct booking for clients. We do not have any discounts.

We do not have LEI MAKING CLASS in Lobby anymore.

We invite you to stop by the desk for personal attention once you arrive to catch up on anything that may have been updated since this memo.

We do post a first morning 'Orientation' INVITATION for new arrivals. So far, it has not been attended very much. We do not give away tours or serve food anymore. But it is good for first time visitors to get an overview of tour options, and a map.

HOMEOWNER SERVICES

Questionnaire Guidelines:

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.
- 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:

With Maui's visitor numbers exceeding pre-pandemic levels and inflation on the rise, it's easy to see the value of your Maui Lea Ownership. Sheltered from rising accommodation prices, you benefit from a truly affordable vacation! Our current inventories provide a variety of terrific options, with some listings priced less than you would pay for a week's rental! www.mauihillsales.com

This environment has created brisk sales, leaving us with fewer owner listings than usual. There is always demand for ocean view units, especially during whale season, December-March, so if you are considering selling, now is a great time!

[Click here](#) for a printable listing contract or contact us and we'll forward you one, along with details of your in-house resale program.

We listen to your unique needs, keep things simple and enjoy sharing our expertise and ideas. Whether you are buying or selling, we look forward to collaborating with you.

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
Nancy Benson 1-808-298-3954 www.mauilea.com
RB Grand Pacific Resorts (Representing Buyers)

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, 09/21/22 Annual Meeting (Maui) 9:30 a.m.
(Registration 9:00 a.m.)

Maui Lea Time Share Association

Tuesday, 09/20/22 Annual Meeting (Maui) 9:30 a.m.
(Registration 9:00 a.m.)



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 online to: 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 online to: 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. If you are interested, please check below, and provide your contact information.

Please contact me at _____ or email _____