



## **Maui Lea Time Interval Owners Association December 2022 Newsletter**

### **PRESIDENT'S MESSAGE – ROBERT JACALONE**

Rosemary and I would like to wish all our owners a Merry Christmas, Happy Holidays, and a healthy and prosperous New Year.

It's always hard to believe another year has passed. 2022 was a very productive year for Maui Hill with the completion of the new air conditioning systems in all the timeshare apartments and the switch over to solar power for all the upper property (unit 67- 140).

2023 will continue to be another busy year with the completion of solar over all the property, and improvements as well as new amenities. The shuffleboard court will be refinished, and the second shuffleboard court will be removed and replaced with a bocce ball court. As part of a multi-phased plan to redo the pool and pool area, the first phase (2023) will be the installation of all new pool furniture.

Shortly, you will be receiving an amenities survey for you as owners and majority users, to identify and prioritize what new amenities you would like to see in the future. It is a very simple survey to fill out, so please take a few minutes and complete it.

As Maui Hill will be celebrating 40 years since the first timeshare units were offered for sale, we have seen three generations of families enjoying our resort. Are your children or grandchildren planning to continue to be part of the Maui Hill Ohana? If so, ask them to help with the survey.

Speaking of growing older, we are seeing more intervals going to foreclosure because some of our members are deceased or unable to travel anymore. We will be conducting two foreclosure auctions poolside Maui Hill, one in February and one in March. You may email me for more details at [jacaloner@sbcglobal.net](mailto:jacaloner@sbcglobal.net).

As always, looking forward to seeing you on the "Hill" or at one of the meetings.  
Bob Jacalone

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

Aloha and welcome from your General Manager and his team! I am pleased to report to all of you that the Maui Lea at Maui Hill continues to have high occupancy. We are optimistic that Maui Hill will continue to enjoy continued success and we look ahead with confidence to 2023.

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

- We just completed a service period where cleanliness and updating of kitchen inventories were our focus. We are now focused on getting ready for the busy holiday season.
- We have replaced several dishwashers, washers and dryers, and some ceiling fans.

- The new split air conditioners are working very well and both owners and guests are really enjoying this upgrade. Just a friendly reminder to please close all doors and the kitchen jalousie windows while operating the air conditioners to maximize their efficiency to cool the units as well minimize energy costs incurred through having to cool outside air.
- We have done our annual service for the upstairs units for a more thorough inspection and cleanliness of the air conditioners. The lower units are now due. We are now working with the contractor to schedule a quarterly inspection and cleaning of the filters in these units.
- We have re-stretched the carpet in several units as needed.
- We have replaced a few beds due to wear and tear.
- We will be repairing the drywall in lower units where necessary due to the alteration caused by the split air conditioners being installed. This is being done depending on vacancy of the units, so please bear with us as we ensure this is completed as quickly as possible.

Thank you to all parties for the team effort and your continued support. Our success is due to all of us working together towards our common goal of ensuring the integrity of the Resort is maintained for the benefit of us all. We all look forward to welcoming you back to your home away from home, and of course, to a successful and prosperous New Year in 2023. Wishing very Happy Holidays and blessings to you and your loved ones!

With warm aloha,  
Dennis Costa, General Manager

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

Aloha and Welcome from your General Manager and his team! It is hard to believe how quickly this year has gone by and the holiday season is upon us once again. It just shows you how time flies when you're having fun and busy with projects underway! I am pleased to report that the Resort is running at high occupancy, just the way we all like it, and the entire team here has been doing what we all do best: providing warm, welcoming, and genuine Aloha service to all our valued owners and guests.

Please allow me to update you all on the projects and maintenance we have been undertaking at the property over the past few months:

- The installation of the last of the solar panels in Building D, Units #35-44, should be completed by the first week of December, and the roof panels by mid-December. At that point, all the individual meters will be removed within 2-3 weeks, and a master meter installed for Building D, with all hookups completed and online for the entire property by the early part of January 2023 to start enjoying some energy savings for the benefit of all our owners.
- All repairs to roofs with solar panels installed have now been completed. The roof contractor will be coming by in the early part of December to do repairs on the other end of those roofs without panels installed to complete the total property. This will hopefully be completed by July 2023. This means that all contracted roof repairs, replacement of all deteriorated lumber including the underlying roof battens, will be completed during that time. Hopefully we won't have to worry about the roofing on the property for the next 40 years!
- We have just commenced installation of the new bocce ball court; this project will be done by the first week of December so people can start to enjoy this amenity.
- We will also be replacing the material on the existing shuffleboard court with new blue and white material for an updated, fresh look. This material is on order and should take 6-8 weeks, so the installation will take place sometime in the first quarter of the New Year. In addition, new equipment has been ordered as well.
- We have ordered new pool furniture: tables, chairs, and chaise lounges, to replace the existing pool furniture. The order should be received in the middle of March it will definitely provide a nice new facelift for the very popular pool area. Other improvements and projects for the pool area are under discussion and we will inform you of all of these in the future.
- We have replaced the hallway and pole beams by Units #91-94 with all new beams and new wood. We will next be working on Units #83-86 to replace some of the pole beams and landings, as well as working on securing and tightening all railings throughout the property to ensure safety for everyone.
- Mark is doing some refreshing painting in the parking lot on speed bumps, bumper stops, and directional arrows.
- Last but certainly not least: you are most welcome to come by and see Santa's arrival from the North Pole on December 24th at 12:00 noon! E Komo Mai! Join us in welcoming Santa back to Maui Hill.

In closing, as always, I wish to express my sincere gratitude for the ongoing support of all our valued owners, the Board of Directors, the Management Companies, and of course, my dedicated staff. Every member of the team is integral to our continued success and prosperity in the New Year. The addition of the proposed amenities will certainly enhance the

property and ensure continued popularity of our beloved Resort. The entire team here is looking forward to seeing all of you in 2023 and welcoming you back to your home away from home.

Wishing you all a safe and blessed holiday season.

With warm aloha,  
Dennis Costa, General Manager

## **ANNUAL OWNERS MEETING SUMMARY INCLUDING ELECTION RESULTS**

Congratulations to Robert Jacalone and CJ Law on their re-election to the Board of Directors. They will both serve for 3-year terms.

## **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 2022 are as follows:

1BR = \$170.69  
2BR = \$184.91  
3BR = \$232.76

## **RCI GOLD CROWN RESORT AWARD**

Congratulations! *Maui Lea at Maui Hill* has earned the 2023 *RCI Gold Crown Resort*® property designation in recognition of its superior 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 based on resort quality, service delivery and overall vacation experience.

The RCI® Resort Recognition Program is part of our commitment to exceeding the vacation expectations of your owners and RCI subscribing members. 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.

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

### HAWAII'S PREMIER TIMESHARE EXCHANGE COMPANY



- Personalized customer service
- Receive top priority on internal exchange requests
- Specializing in Hawaii and West Coast destinations
- No Mandatory Membership
- Optional Hawaii Membership program
- Rewards program for early depositors
- Your guest is our guest at no additional costs.

Call us today, or visit  
**tpmaui.com**



## ACTIVITIES ON MAUI

**808-874-5437** 10am-5pm Sat-Sun-Mon-Tue-Wed 9am-5pm Thur-Fri

**Concierge:** *Donya* Izbicki since 1984! [donyaizbicki@bossfrog.com](mailto:donyaizbicki@bossfrog.com)  
*Connie* McAboy [missionmaui@gmail.com](mailto: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](http://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](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

## **SALES:**

Maui Lea's Vacation Ownership concept was ahead of its time. When compared to hotel rooms, the purpose-built family vacation condos with full kitchen and washer/dryer provide home comforts, versatility, and long-term cost-effective savings. With Airbnb and VRBO now common place, they often come with high cleaning and service fees, plus host and accommodation uncertainty. With Maui Lea, you can trust the consistency and ease of owning a property that feels like home, with the bonus of resort amenities!

Purchasing via the secondary market is a smart and affordable way to own time at a highly desirable property. We have a good variety of units and intervals for sale, just [click here](#) to view the Owner weeks and [click here](#) to view the Timeshare Association options.

There is always demand for ocean view units, especially during whale season, December-March. Owner Inventory is low, 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 the in-house resale program.

Whether you are buying or selling, we are here to guide you.

Mahalo,  
Sharon Paley ® (S)  
Cell:1-808-276-6307  
Lea Properties, Ltd  
[www.mauihillsales.com](http://www.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](http://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](mailto:mauihill@maui.net)

Sharon Paley R (S) 1-808-276-6307 [Sharon@mauihillsales.com](mailto:Sharon@mauihillsales.com)  
Lea Properties Ltd. [www.mauihillsales.com](http://www.mauihillsales.com)  
Nancy Benson 1-808-298-3954 [www.mauilea.com](http://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](http://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**

Monday, 11/14/22 Board Conf. Call 9:00 a.m. (HST)  
Wednesday, 01/25/23 Board Meeting (Maui) 1:00 p.m.  
Wednesday, 05/03/23 Board Meeting (Las Vegas)  
9:00 a.m. (Registration 8:30 a.m.)

Wednesday, 09/13/23 Annual Meeting (Maui) 9:30 a.m.  
(Registration 9:00 a.m.)

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

Tuesday, 11/15/22 Board Conf. Call 9:00 a.m. (HST)  
Wednesday, 01/25/23 Board Meeting (Maui) 10:00 a.m.  
Thursday, 05/04/23 Board Meeting (Las Vegas)  
9:00 a.m. (Registration 8:30 a.m.)

Tuesday, 09/12/23 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](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 online 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 \_\_\_\_\_