

Maui Lea Time Interval Owners Association

September 2017 Newsletter

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT – SEPTEMBER 2017 NEWSLETTER

Aloha and Mahalo from your General Manager and his team! We would like to once again inform you of what we have been working on over the past quarter at the beautiful Maui Hill Resort.

- We are glad to report as of today August 18, 2017 all 76 units completion of the painting of the living room and bedroom French glass doors, and also touch up the entire unit at no additional cost. Installed new ADA-compliant locks and hinges, and painted the interior doors on both sides and jambs. We been having a lot of positive comments how fresh the units and updated.
- We have had our in-house personnel repair or replace some of the living room and bedroom glass French doors, and also repaired some of the screen doors as needed. We did receive new screen doors for the 1-, 2-, and 3-bedroom units to be replaced when we do our next project of painting the screen doors and replacing the hardware. We did replace with new screen door for unit 47 living room.
- We have added in the 1-, 2-, and 3-bedroom unit's new low voltage LED bulbs. Our previous report stated that we added these bulbs in the vanity areas of all units; since that time, we have been adding these bulbs in all the dining room chandeliers as well, and should have this completed soon. We have also been researching and reviewing a few vendors for purchasing 3-way light bulbs for all units; provided they provide enough light and that we can negotiate a good price, we will be installing them in the units. They were previously \$18 and are now down to \$8; as mentioned, we are working with the lighting company to obtain them for a better price as we are working in the best interests of all of our owners to maximize savings. With the addition of the kitchen ceiling fans and the additional LED bulbs throughout the units that we've done so far, as well as having had more rain than usual this past quarter, we have noticed that our electric bill has decreased quite substantially compared to the same time period last year. This past summer due to the hot and muggy climate we have seen the use of the air-conditioner in full force. We will discuss with the board as to justify a higher increase for the summer months from through June through August. Just a reminder you as owners of Maui Lea Time Interval is not charge a utility charge while you are here using your time.
- We continue to do a general cleaning while units are vacant, as we want to ensure that when owners come in to the units, the units are fresh, crisp, and clean.
- We continue to purchase new beds, refrigerators, air conditioners, and ceiling fans when needed.
- We continue to have our in-house personnel spot clean the carpets throughout the units. However, if there is a situation where the carpets need a professional cleaning to meet our expectations, we have CSI come in to clean the carpets. In addition, we continue to have our in-house personnel clean the windows and screens on a continuous basis.
- As mentioned in my previous report, we have had a professional cleaning company clean and seal the floor tiles in the kitchen, bathroom, and dining areas of all units. We plan to have scheduled maintenance to clean and seal all of the floor tiles in the next service period in May.
- We continue to replace the lanai carpets as needed throughout the 76 units, and we are also refurbishing the lanai tables and chairs whenever needed.
- We continue to replace all lampshades; this project happy to say it has been completed.
- We continue to do restoration of woodwork in all units to bring out the luster and beauty of the furniture; this is ongoing by our in-house personnel.

- We continue to do kitchen inventory on an ongoing basis; however, if there is any item that you feel we need to add, please advise me and we will provide it immediately for you.
- In closing I would like to say a BIG MAHALO TO THE MAUI LEA, AOA BOARD of DIRECTORS and the RESORT OWNERS for purchasing a beautiful golf cart. As you all know the color is silver and black. With this golf cart it will not only save the use of using the truck but it will also make my work more productive for all of us.
- Thank you again for the BOARDS kindness.
- We appreciate you all very much.

We truly appreciate this continued support, from the board and the management company, co-plan manager. The entire staff is committed to doing our part to maintain the integrity of the beautiful Maui Hill Resort to the standards for which we have become known in the industry.

Respectfully submitted,
Dennis Costa, General Manager

MAUI HILL AOA GENERAL MANAGER'S REPORT – SEPTEMBER 2017 NEWSLETTER

Aloha and welcome from your General Manager and his team! It has been a very busy quarter and we would like to keep you up to date on everything we have undertaken at the property in our striving to uphold the integrity of the resort and to maintain our excellent reputation in the industry.

- We would like to inform you that since the last newsletter we have completed 10 buildings in adding the weed preventive weed mat, blackjack and gravel 2-3 feet away from the buildings preparing for the exterior of the stucco to be resurfaced. We are hoping that this project should be completed in the month of August, so that the color-matching of the stucco have begun in July. We have had numerous owners and guests compliment how nice and very professional this looks, and adds to the integrity of the property itself. The boys do this project 3 days a week, and on the other 2 days they are doing more weed eating to maintain the property, then on Saturdays and Sundays we have the other person doing the trimming to maintain the integrity of the property. I must say these boys are doing an excellent job with this project. Though while doing this project it has cause a back log on our daily routine of maintaining the ground cover, trimming and weeding throughout the property. The good news once this project is completed we will go back to maintaining the property to attention to detail and like we want it to be standing tall.
- We are undertaking this year and in the upcoming fiscal year continuing to replace all the deteriorated lumber: the support beams, the pole beams, the steps, and landings throughout the property. We are hoping that by this time next year we will have all the deteriorated lumber replaced. Again, this is something that we are having done by in-house personnel. We are very fortunate to have these people to do this project as this adds savings to our owners and our Association.
- We have undertaken the repair of roofs to 18 units at this time, and we need to have two areas of major repairs and replacements of the roof tiles and fascia boards. We are working with a license roof contractor to complete this project.
- We have also been replacing a lot of the spotlights and walkway lights with LED lighting throughout the property.
- We have replaced hallways carpets throughout the property as needed.

- We also have purchased a new power wash machine, and are having our in-house personnel Mark power-wash the steps and walkways as needed.
- We have re-straped the pool chaise chairs and paint which needed to help save monies instead of purchasing new.
- Mark also continuously cleans all barbecue grills, replacing brushes as needed, seals the bench tiles to keep up the appearance of the grill areas, which are very popular with owners and guests.
- We now have our own 499-gallon propane gas tank to fill the barbeques grill gas tanks and the tiki-torches. This should have a great savings to the association by having our in house personal do the refilling.
- We have repaired some of the concrete walkways throughout the property as needed for both safety and aesthetic reasons; this will be ongoing whenever needed.
- We have also added bamboo fencing as you drive up the property boundary line that our neighbors installed but at least 60 feet was not added and it is an eye sore so with adding the bamboo fencing it has increase the integrity of the property. We are sure you will all agree it looks 100% better.
- We continuously add new colorful plantings throughout the property.
- As you may have noticed, we have been doing quite a bit of tree trimming, for both safety and aesthetic reason.
- The major project is saved for last which is the resurfacing of the stucco throughout the buildings at this time. It looks fresh with the lighter color than what is there now. This project is long overdue and happy that your board took on this project which we are sure will increase the value of your property.
- Thank you to the Board of Directors.
- Stay tuned for more projects to be considered in the near future.

In summary, as far as the Association is concerned, besides maintaining the property for the past year, our main focus has been and is currently on repairing the groundwork such as the weed mat, gravel, and blackjack, and also having the exterior of the stucco resurfaced. Another major project we have been working on throughout the year has been the replacing of all deteriorated lumber. These projects are labor-intensive and therefore take time, but we are confident that once complete, they will really enhance the integrity and appearance of the property. Further, once the color-matching of the stucco is done, it is my belief that this will not only improve and enhance the property's beauty and integrity, but will also substantially increase the value of the property for years to come.

Again, I would like to thank the Board of Directors for always thinking of ways to uphold the integrity of the property, for their support of ongoing improvements each year as well as gradual improvements throughout the year. I would also like to express my sincere gratitude for the support of all the owners, and of the Management Company.

Respectfully submitted,
Dennis Costa, General Manager

MAUI HILL SOLAR PROJECT UPDATE

Earlier this year the Maui Hill AOA entered into a twenty year contract to provide solar energy for the administration/pool area and the maintenance building. Since that time we have been working together on the detail design and layout. Here is a summary of events and preliminary timeline going forward.

1. Maintenance Building

There will be photo voltaic panels on both sides of the roof as well as a carport near units 97 to 102. These panels will provide approximately 70 % of the electrical requirements. In addition, we are going to have a stand-alone solar array with battery back up to support charging the golf carts. The arrangement for the golf carts removes the charging from the grid!

2. Administration Building/Pool Area

There will be photo voltaic panels on both sides of the roof and a ground installation across from the administration building underneath the rubber tree. The ground installation will be obscured by plantings making it not visible from the units. The combination of panels will provide approximately 70% of the electrical requirements for the area.

3. Time line

The photo voltaic panels are being manufactured now as is the battery array. The overall design for the carport associated footings and the ground based array are under design. Physical construction on site will begin late October or early November and take approximately 12 weeks. The system is expected to be operational first quarter 2018.

The result of this project based on historical increases in electrical rates could result in a savings of \$800,000 over the twenty year contract. This is a big win for Maui Hill and the environment. Your boards and Aston have worked diligently to accomplish this result.

Mahalo for your support.

HOME OWNER 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 their 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.tpmmaui.com
- 3) Send a guest in your place.
- 4) Rent your time. You may fill out a rental application on line: 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) 879-6321 ext. 5102

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trading places
MAUI · HAWAII

Trading Places Maui would like to take this opportunity to say MAHALO PIHA (we graciously Thank You) to our Maui Lea owners for their continued support over the past 22 years! Together we are able to assist owners with their fixed interval dates, trading them for a different time frame at Maui Lea through our internal exchange program.

Be sure to like us on Facebook and sign up for our upcoming newsletters to be kept up to date with our new and exciting website and Hawaii Timeshare Membership Program that is currently in the works!

We are currently having a drawing for a free Reward week! By depositing your week before September 13th, you will be eligible for the drawing. The winning results will be live via Facebook on September 15th 2017.

ACTIVITIES ON MAUI

We offer excellent personalized attention arranging all your social events!

Call or email ahead to guarantee reservations.

We are conveniently located in the Lobby towards the pool deck.

We are open daily from 8am-5pm.

Stop by the desk for *current restaurant lists* and optional other activities and *coupons*.

Attend the first morning Island Orientation 8:30 a.m., for continental breakfast & a short presentation on available discounted tours...

New Molokini Boat!

CALYPSO is 3 decks with glass view ports on level one.

Easy swim steps gently enter the water...

Cabin with full size restrooms on level two.

Hot breakfast (scrambled eggs & ham) & BBQ lunch (pulled pork & chicken)!

Top deck features 2 waterslides! Optional Snuba. (\$60 pay on board)

It is beautiful & stable. \$129 less 10%/\$89 kids 7-12yrs

Daily 7am-1pm from Maalaea Harbor

Sunset Dinner Cruise Sun-Mon-Wed-Fri from Maalaea Harbor 5-7pm

Buffet style \$69.95 reg \$99

Menu starts with assorted appetizers and choice of entrée: Prime rib /Fresh catch/Veggie

Buffet has Polynesian chicken all u can eat and salads/side dishes/Chocolate decadence

cake!

QUICKSILVER dolphin snorkel trip from Lahaina Harbor

Guarantees dolphin sightings or you get another trip!

Also one free kid 12 yrs. with paying adult \$109 adult/\$55 kid

Same hot breakfast & bbq lunch

Nearby luau, **Te Au Moana**

Mon-Thurs-Fri-Sat 5-8pm

\$118 we sell for \$105/age 6-12 \$75

Includes fresh flower lei greeting, Hawaiian arts & crafts, cocktails, Polynesian buffet and show.

The long stage is set against the ocean backdrop for priceless ocean view! Stop by the desk for current restaurant lists and optional other activities and coupons.

Spa Grande World class facility:

Choose massage or facial at Grand Wailea Resort is \$205 but we offer it for \$155!!!

2 hour package includes one hour Terme, an assortment of luxurious pampering Jacuzzi, sauna, herb tubs etc. to prepare you for the 50 minute massage or facial!!!

New! Na Lio

Unique show on private estate in Lahaina, only Thursday evening \$99

History of horses in Hawaii with storytelling by master slack key artist and picnic dinner.

Burnin' Love, starring Darren Lee as Elvis, is the number one activity here on Maui according to Trip Advisor!

Diamond Level Mon-Tue-Wed-Thur

You sit in first row of theatre, receive complementary CD, plus Hawaiian dinner 6pm

Attend post show Meet N Greet in VIP lounge!•

\$115 plus one child free per paying adult.

MAUI OCEAN CENTER, the aquarium is open daily 9am-5pm.

We sell week pass \$26 while they sell day pass \$28!!

It has many indoor/outdoor exhibits

A glass tunnel you walk through as if you are in the water!!

We also give one coupon per client for a souvenir luggage tag worth \$12!

Maui Pineapple Tour \$65-\$99 includes free Maui Gold Pineapple

9:30am or 11:45am Upcountry 1 hr. drive time

Observe all aspects of pineapple industry from preparing soil, to planting, to maintaining crop to harvest....Sample along the way sweet tastes....

Optional Rum distillery and/or lunch at Hailiimaile Gen Store.

Donya

808 -879-6321 Ext 5104

donya@hawaiianstyleactivities.com

SALES UPDATE

Lea Properties LTD is the onsite real estate company for the Maui Hill Resort. We specialize in timeshare resales and whole ownership unit sales.

We have created a new web site! Please visit us at: www.mauihillsales.com

If you are an interested buyer, you will find a list of units and intervals for sale.

If you are a seller, you will find answers to your questions and all the forms you need to complete to list your unit for re-sale.

Please contact us if you would like to purchase or need assistance in selling.

Tom Von Rosen (PB) 808-879-8802 email: mauihill@maui.net

Nancy Benson (R) B 800-345-7301 or cell: 808-298-3954 email: nancyb@mauilea.com

Sharon Paley (S) 808-276-6307 email: sharon@mauihillsales.com

We hope to hear from you soon.

Aloha,

Lea Properties Sales Team

MAUI LEA ASSOCIATION INTERVALS FOR SALE

Maui Lea would like to remind all of 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.

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 Pro-Docs Hawaii. 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:

Pro-Docs Hawaii
Grant Ono ♦ gono@hawaii.rr.com
P.O. Box 1 ♦ Aiea, HI 96701
Telephone: (808) 551-1445 ♦ FAX: (808) 487-3627

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

September 28, 2017 – Annual/Board (Maui)

Maui Lea Time Share Association

September 27, 2017 – Annual/Board (Maui)



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 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 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 _____