



## Maui Lea Time Interval Owners Association December 2023 Newsletter

### PRESIDENTS CORNER

Rosemary and I would like to extend to everyone the warmest greetings: Happy holidays and a healthy and prosperous New Year.

Bob Jacalone

### MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha and Welcome from your General Manager and his team! It is hard to believe that 2023 is already drawing to a close. While it has been a wonderful year for Maui Hill Resort, for which we are truly thankful, this time of year always invites reflection and a feeling of gratitude for all the blessings that we have. This is especially so this year on Maui, with the devastation and losses this past summer from the wildfires. While we were not directly impacted here at Maui Hill, all of us who live, work, or have a connection to this beautiful island have all been affected in some way. This tragedy has touched all of us, either directly or indirectly, and we know it will take many years to restore and rebuild our Maui community, but we are committed to supporting one another as we move forward with a positive view to the future and a brand-new year ahead.

It has been a very busy quarter, just having completed our service period for the month of October as well as preparing for the upcoming holiday season with the Resort decorated very festively. Please allow me to advise you all of projects we have been undertaking:

- I am pleased to report that the man himself, Santa Claus, will be joining us once again on December 24<sup>th</sup>, arriving by Blue Hawaiian helicopters! This is always a beloved tradition and a very exciting time at the Resort, thoroughly enjoyed by owners and guests of all ages. There will be goodies and treats for all: hot dogs, short rib steak, egg nog, and Hawaiian entertainment.
- We completed the yearly maintenance on all air conditioners in the lower units. We will be doing yearly maintenance for the upper units in January 2024.
- We have replaced the shower hooks in the units as the previous ones were not securely fastened and had the tendency to detach from the rods. The new ones are better quality and will be more secure and durable.
- We have replaced the majority of the drapes in 1-, 2-, and 3-bedroom units. This was needed due to wear and tear and we want to ensure we maintain the integrity of the property.

- In several units we have installed metal Tex carpet strips as the carpet was pulling away from either the kitchen tiles or from the bathroom vanity, leaving nails exposed, which was a hazard as well as unsightly.
- We have also been cleaning the owner closets in the units as many of these were cluttered with broken, worn, or unneeded items, as well as having a lot of sand on the floor from the beach mats and toys.
- We replaced some broken screens throughout the units.
- We have installed new dishwashers, microwaves, washer and dryer combinations, refrigerators, televisions, and ceiling fans as needed throughout the units.
- We are refurbishing the kitchen and bathroom Koa cabinets. We have completed five units so far: #45, #47, #57, #90 and #139. This project was approved by Board of Directors and will be continuing until complete, of course depending on occupancy and availability of the units.
- We have also ordered LED bulbs to replace the incandescent light bulbs. These do cost more, but we will hopefully reap the benefits of the energy savings of the LED bulbs.
- Carpets have been professionally cleaned as needed throughout the units.
- For the first time in the 42-year history of the Resort, we have cleaned all the ceilings in the lower units with popcorn ceilings in the bedrooms, living rooms, and kitchen areas. This is well worth the money spent to see the amazing difference this has made in terms of cleanliness and freshness of the units.

As you can see, we have been very busy and will continue to do our utmost in order to maintain your valuable investment to the highest standards.

In closing, I wish to express my continued appreciation for the support of all owners; Aqua-Aston Management Company; Co-Plan Managers Mike and Frank Robar; Rhea Mae Rosaro, Homeowners' Services Manager; and our Board of Directors, working together as a team to maintain the integrity of the Resort to the highest standards. On a personal note, I want to take a moment to say how very proud I am of my staff, and how deeply I appreciate their ongoing efforts to ensure that all our guests are provided with the Aloha service and hospitality for which we are known, which is a huge driver in our success. As I have mentioned previously, we truly do have a special community here at Maui Lea at Maui Hill Resort, and I am very proud to be a part of it.

On behalf of the entire team, please allow me to extend to you and your families best wishes for a wonderful and joyous holiday season. If you won't be joining us in person for the holidays, we look forward to welcoming you back to your "home away from home" next year. Until then, take good care and Happy Holidays!

With warmest Aloha,  
Dennis Costa, General Manager

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

Aloha and Welcome from your General Manager and his team! As we approach the end of 2023, we are reflecting on another wonderful and successful year for Maui Hill Resort, for which we are truly thankful. However, we are also mindful of the long-lasting effects of the devastating wildfires that occurred this past summer. While we were not directly impacted, everyone who lives, works, or has a connection to Maui has felt the loss and tragedy on a personal level. We know it will take years to rebuild, but we are committed to supporting one another as we move forward with a positive view to the future.

We have been very busy for the past quarter, and we are very fortunate to have a great in-house crew providing consistently amazing team effort. Please allow me to update you all on the projects and maintenance we have been undertaking:

- We have continued working on pole beams, landings, steps, and fascia boards throughout the property. We have just completed rebuilding the back landings of Units #28 and #30. Next week we will be working on Units #19 and #22 and should hopefully have these done by the first week of December.
- We are continuing painting of the wood area in hallway landings and have also installed hallway carpets throughout the property.
- We have installed hallways carpets throughout the property.
- We have completed painting of speed bumps and directional arrows throughout the property to ensure safety, as well as replacing the bumper stops.
- We have purchased two new Weber grills for the enjoyment of owners and guests.
- We have purchased two new pool pump filter motors and have adjusted the time clock and temperature in pools to align with the change in season.

- We have been replacing the railing bolts and lag nuts throughout the property. We need to and will continue to do this project until completed for safety issues in the future.
- The kiawe trees lining the driveway down to S. Kihei Road have been trimmed as preventive maintenance to eliminate any fire hazard.
- The blue pool lounge chairs have been professionally cleaned, and we hope to set this up on a quarterly or an as-needed basis to ensure they maintain their crisp look.
- We have planted new plantings throughout the property to maintain our tropical ambience.
- We recently had some strong winds up to 50mph that caused some directional signs to fall down as well as many branches from monkeypod trees and coconut trees to fall. This caused a large number of debris, and our grounds crew did a great job in stepping up to clean all of this debris for safety and to ensure our property always looks well maintained.
- Ram Roofing came by last week and worked on Units #70 and #68. They will return as time and circumstances permit to continue working on the roofs; this project should be complete sometime next year.

As you can see, we have been very busy, and we anticipate this to continue as we ensure our beloved Resort is maintained to its usual high standards.

In closing, I wish to express my sincere appreciation and gratitude to the entire team: our loyal owners, our supportive Board of Directors, and the Management Companies. I would like to also take a moment to say how very proud I am of my staff and their consistent dedication and commitment to ensuring we as a team do whatever it takes to maintaining Maui Hill to the highest possible standards for the benefit of all. As I have mentioned before, we truly do have a special community here at Maui Hill, and I am very proud to be a part of it.

On behalf of the entire team, please allow me to wish you and your loved ones a joyous holiday season, and a healthy, prosperous New Year ahead. We all look forward to welcoming you back once again to your “home away from home”. Until then, take care and Happy Holidays!

With warmest Aloha,  
Dennis Costa, General Manager

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

Congratulations to Ryan Endean, Timothy Ohm, and Bill Petro on their re-election to the Board of Directors. They will 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 2023 are as follows:

1BR = \$196.66  
2BR = \$213.05  
3BR = \$268.18

## 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
- On-site appointments are now available by calling us at 808-875-9082

**Call us today,  
or visit [tpmaui.com](http://tpmaui.com)**

**Call us today! 1-800-345-7301**



## ACTIVITIES ON MAUI

Activity Desk Concierge: Donya Izbicki [donyaizbicki@bossfrog.com](mailto:donyaizbicki@bossfrog.com)  
Connie McAboy [missionmaui@gmail.com](mailto:missionmaui@gmail.com)  
Phone: (808) 874-5437

Maui Hill Lobby Desk Hours:  
Monday-Wednesday: 10:00am- 5:00pm  
Thursday-Friday: 9:00am- 5:00pm  
Saturday-Sunday: 10:00am- 5:00pm

Plan your next Maui adventure with Donya and Connie!

From snorkeling trips to bike rides to luaus, the concierge desk is here to help make the most of your visit to Maui Hill.

We invite you to stop by the desk in the Maui Hill lobby for personal attention once you arrive. But you don't have to wait to book your adventures! Since trips can fill up fast, please call or email ahead of time to make sure you are able to enjoy all your activities!

We also host a first morning Orientation for new owners arriving at the property. It's a good opportunity for first-time visitors to get an overview of tour options.

Mahalo!

## 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,

Rhea Mae Rosaro  
Maui Lea Homeowner Services Manager  
Maui Lea at Maui Hill Resort  
[RheaR@mauilea.com](mailto:RheaR@mauilea.com)  
2881 S. Kihei Road  
Kihei, HI 96753  
808-879-6321 ext. 5102  
[www.mauilea.com](http://www.mauilea.com)

## **SALES:**

To date, this year we have sold 75 intervals with an additional 10 in escrow. This highlights the effectiveness of our onsite trusted resale program, which not only instills a sense of security but also offers the following advantages.

**Expertise and guidance:** As resort specialists, we provide in-depth knowledge and tailored guidance based on your needs. Offering real-time communication allows all parties to make informed decisions.

**Trust:** We guide you through the resale process ensuring you have a clear understanding of all the details involved. Knowing who you are dealing with enhances confidence and trust.

**Access to Units:** Being able to show units quickly and easily provides interested parties with a comprehensive understanding of the amenities and options available.

**Convenience:** Our onsite resale program is personal and convenient, eliminating the hassle of navigating through unknown external resale company's or online platforms.

**Market Exposure:** Understanding your preferences allows us to efficiently match buyers and sellers. While our listings are easily accessible online, connecting with guests in-house allows them to gather first-hand information while on property.

**Support:** We are here beyond the transaction and happy to help with questions or future sales needs.

We look forward to assisting and connecting with you soon!

Your Maui Lea Ownership Specialist Team.  
[www.mauihillsales.com](http://www.mauihillsales.com)  
Sharon Paley ® (S)  
Cell: 1-808-276-6307  
Lea Properties, Ltd

## **MAUI LEA TIME INTERVAL ASSOCIATION WEEKS FOR SALE**

For a limited time only, a small selection of Maui Lea Timeshare Association weeks will be on sale! There are seven fabulous one-bedrooms and three-two bedrooms to choose from.

Hurry, as the exclusive sale ends at Noon, HST on December 31st, 2023. Prices are firm and additional closing costs apply. Timeless deals for a limited time!

Contact us for pricing and more details or visit [www.mauihillsales.com](http://www.mauihillsales.com)

Your dedicated Maui Lea Ownership Specialists!

Tom Von Rosen R (B) at 1-808-879-8802 or [mauihill@maui.net](mailto:mauihill@maui.net)

Sharon Paley R (S) at 1-808-276-6307 or [Sharon@mauihillsales.com](mailto:Sharon@mauihillsales.com)

Lea Properties Ltd. [www.mauihillsales.com](http://www.mauihillsales.com)

Representing buyers, Nancy Holzer-Benson R (B) at 1-808-298-3954 or [nancy@tpmaui.com](mailto:nancy@tpmaui.com)  
Grand Pacific Resorts Hawaii.

## **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**

Thursday, 01/25/24 Board Meeting (Maui) 1:00 p.m.

Wednesday, 04/24/24 Board Meeting (Las Vegas)  
9:00 a.m. (Registration 8:30 a.m.)

Thursday, 09/19/24 Annual Meeting (Maui) 9:00 a.m.  
(Registration 8:30 a.m.)

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

Thursday, 01/25/24 Board Meeting (Maui) 9:00 a.m.

Thursday, 04/25/24 Board Meeting (Las Vegas)  
9:00 a.m. (Registration 8:30 a.m.)

Wednesday, 09/18/24 Annual Meeting (Maui) 9:00 a.m.  
(Registration 8:30 a.m.)



## QUESTIONNAIRE

This questionnaire is for informational purposes only.

Date Submitted: \_\_\_\_\_

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: (The Questionnaire is invalid without a year)

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 \_\_\_\_\_