

Maui Lea Time Interval Owners Association

September 2024 Newsletter

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha from your General Manager and his team! Another busy quarter has gone by, and we would like to inform you of what's been happening at the beautiful Maui Lea at the Aston Maui Hill Resort.

We would like to assure you all that your Board of Directors is working very diligently to prioritize the upgrade schedule for the interior of the units. However, we are doing so while remaining mindful of the recent increases in maintenance fees as well as the special assessment incurred as a result of insurance rate increases due to the wildfires in Maui last August 2023. We are aware that these increases were unexpected and are an additional commitment on the part of owners, and we have no desire to burden our owners in terms of financial obligations by undertaking updates other than what we deem to be absolutely appropriate and necessary at this time.

- We are happy to report that the repair of all air conditioner holes and the removal of the window air conditioner units have been completed as of August 16th. The window holes have been repainted and we are pleased and proud to have this project fully completed for all timeshare units.
- We are now working on completing the cabinets in the kitchens and bathrooms, and we have completed 32 units of 76 so far. We have had very favorable comments of the finished product.
- We are removing the silk flowers in the units due to wear and tear.
- We are removing the books in the living room and bedroom dressers, as well as cleaning out the owners' closets as needed.
- We are replacing all TV remote controls in the units with updated ones that are one-button operation, which should eliminate frequent calls by guests inquiring how to operate the TV's. Once we receive all remotes needed, we will start this project.
- We have inspected all the sliding glass lanai doors in one-, two-, and three-bedroom units to be sure the locks are working properly and replacing those in need of replacement.
- We continue to purchase new washers & dryers, microwaves, and dishwashers as needed.
- Due to a roof leak in unit #48 from a recent rainstorm, we had to replace the popcorn ceiling in the living room of unit #47. Replacing the popcorn ceilings in the units will be a project to consider in the future.
- We are in the process of scheduling the quarterly split air conditioner maintenance in October which will involve cleaning filters to ensure smooth operation.
- We are continually undertaking general maintenance as units are available to ensure that all appliances are working properly, as well as checking that drains are clear in all the bathrooms.
- When our Maintenance person is doing a general maintenance or completing a work order, he is also checking smoke detectors to ensure proper working operation.

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; and our Board of Directors, all working together as a team to maintain the integrity of the Resort to the highest standards. We all look forward to welcoming you back to your home away from home.

With warmest Aloha,
Dennis Costa, General Manager

MAUI HILL AOA GENERAL MANAGER'S REPORT

Aloha and Welcome from your General Manager and his team! Please allow me to update you all on the projects and maintenance we have been undertaking at the property over the past quarter:

- Our main concern and priority at the present time is having Ram Roofing continue to repair the roofs, especially important due to recent roof leaks. We are working with Ram Roofing to ensure these leaks are repaired as well as repairing the roofs themselves. Hopefully, this project will be completed sometime in the first quarter of 2025.
- Our in-house crew has been very active in repairing deteriorated lumber throughout the property, working on the landings by Units #7-10, #33-34, and #67-68. Our next project will be the landing by Units #65 and 66.

- We have replaced hallway carpets as needed throughout the property.
- We have had our in-house painter paint hallways and landings throughout the property, as well as doing some touch-up painting of the entrance doors and the bocce ball and shuffleboard courts.
- We have done some railing checks to ensure none are loose, and ensuring any deteriorated nuts, bolts, and washers are replaced as needed to ensure safety.
- We have recently trimmed the monkeypod trees, coconut palms, and Washingtonian palms.
- We have purchased two new propane torches and stands for the area across from the office, needed due to deterioration of the old ones.
- When cleaning the barbecue grills, we are also replacing the flavor bars and ensuring everything is up to standard to ensure they work properly when owners and guests go to enjoy the barbecues.
- We have been replacing in-house pagoda lights and spotlights as needed throughout the property.

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 Company. Mahalo for being an integral part of our Maui Hill Resort ohana. We all remain committed to maintaining Maui Hill to the highest possible standards for the benefit of all.

With warmest Aloha,
Dennis Costa, General Manager

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- We have two affiliated exchange company's: RCI and Trading Places Maui. *(see below)*
- 3) Send a guest in your place.
- 4) Rent your time. You may fill out a rental application online.

(Rentals are never guaranteed, you have the option to bank it 90 days prior to your start date. We require our owners to follow up with Reservations 90 days prior to their interval as we do not automatically deposit your week if unable to rent)

Keep in mind that as an owner, you are required to fill out the Questionnaire form 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.

Resort Rental Application: Can be found online at [Rental Listings Form – Maui Lea at Maui Hill](#)

Trading Places Maui: 808-875-9082 or www.tpmaui.com

RCI- (800) 338-7777 or www.RCI.com

If you don't use, bank 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: [Address Update Form – Maui Lea at Maui Hill](#)

If you have any questions about your ownership options, please feel free to contact me.

Mahalo,

Rhea Mae Rosaro
Maui Lea Homeowner Services Manager
Maui Lea at Maui Hill Resort
2881 S. Kihei Road
Kihei , Hi 96753
808.879.6321 Ext 5102
www.mauilea.com

ACTIVITIES ON MAUI

Activity Desk Concierge: Donya Izbicki donyaizbicki@bossfrog.com
Connie McAboy 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!

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**

Call us today! 1-800-345-7301



MAUI LEA SALES

The Maui Lea at Maui Hill in-house resale program is a valuable part of your vacation ownership. Knowing you have trustworthy agents who specialize in your resort is incredibly beneficial.

Our inventory is ever changing, we'll be happy to forward you the availability or you may view it online at www.mauihillsales.com.

If you'd like to expand your existing ownership, or, have friends and family who wish to join our timeshare 'ohana, check out the current options. If nothing suits your particular needs, let us know and we'll be in touch once we have a match.

Alternately, if the time has come to sell, we're here to help with your transition. We know wonderful memories were created over decades of vacations and saying goodbye is often not easy. Start to finish, you can rely on our personal attention to guide you through the process.

Whether you simply want information or are ready to act, we are here to help.

Your Maui Lea Sales Team.
www.mauihillsales.com

MAUI LEA TIME INTERVAL ASSOCIATION WEEKS FOR SALE

Don't forget to explore the wide range of available resale weeks offered by the Maui Lea Timeshare Association. To access the current list of options, simply click here www.mauihillsales.com and keep an eye out for special deals!

For further inquiries, please contact:

Tom Von Rosen R (B) at 1-808-879-8802 or mauihill@maui.net
Sharon Paley R (S) at 1-808-276-6307 or Sharon@mauihillsales.com
Lea Properties Ltd. at www.mauihillsales.com

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

Take advantage of this opportunity to explore the available intervals and find the perfect match for your preferences and needs.

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

Friday, 09/13/24 Annual Meeting (Maui) 9:00 a.m.
(Registration 8:30 a.m.)

Maui Lea Time Share Association

Thursday, 09/12/24 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 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 _____