



**Maui Lea Time Interval Owners Association
December 2024 Newsletter**

Message from the Maui Lea Timeshare President

Aloha Maui Hill Timeshare Owners,

I hope and pray that this letter finds you and your loved ones in good health.

As we celebrate the end of 2024, a busy and challenging year, we are looking forward to a productive and successful 2025.

We are happy to report the completion of the new Air Condition System, all the feed-backs are positive from our owners and guests. It cools the units much faster than the old A/C did, and it is quieter, whether you are in the unit or relaxing on the lanai, and it is more economical to operate. Dennis and his staff did an excellent job covering the holes left by the old A/C units, and they look great.

It was a difficult and painful, presenting to you the new Maintenance Fee for the coming year, which went into effect in July 2024. We had no choice; our insurance was increased by around 312% and so did many other items. I'm sure you have noticed the price increases for everything, and this is especially noticeable all over on the Hawaii Islands.

Dennis and his staff are busy refinishing the Kitchen and Bathroom Cabinets. Dennis reported in the November Conference Call Meeting that they are making a great progress. He is looking to finish this task around the middle of 2025. Everyone loves the new look of the cabinets, and it makes the room look cleaner and brighter.

The Renovation Team is putting together a five-year plan, prioritizing the task that is ahead of us. Our goal is to keep our intervals fresh, modern, and comfortable, that we have been accustomed to all these years. Are biggest challenge is staying within our allotted Renovation Budget.

We are replacing most of the Televisions in the units with "Smart TV's", which was one of the requests for upgrade by many owners, these days many people use the TV for playing games and streaming. We will start with the Living Rooms in the One-Bedroom Units. During our last Meeting in September, owners staying in the one-bedroom unit were concerned, unable to see and hear the TV due to the size of the living rooms.

Other items we will be working on, re-painting the inside of our units, it may take a little while to finish all the units, based on unit availability, replacing the Carpeting and Recliners will be the next major items on our agenda.

We like to give a big thanks to Richard Endean (AOAO Board President) Dennis Costa our General Manager and their teams for re-finishing the Maui Hill Pool, Spa, and the surrounding area, this was a major project. It was a difficult decision shutting the pool down for about six weeks, however, the final product looks great. It is much easier for most of us entering and leaving the pool as the steps were a little hard to navigate, the decking around the pool was completely replaced, it looks great, and it is much cooler on our feet.

If you are spending Thanksgiving at Maui Hill, it is memorable and festive, being with family and friends will create a great memory and it will be cherished for many years. We all look forward to the Holiday Seasons. Dennis and his staff do an excellent job decorating the Resort inside and outside.

The main event, Santa making his entrance to our Resort on the Helicopter, giving candies to the young ones. Everyone loves it, young and old.

I look forward to your feed backs, we like to know what is important to you and your family.

We want to make your stay as pleasant and enjoyable as possible. Your friendly and knowledgeable staff is ready to assist you and take care of your needs. As Dennis always says, Welcome to your home away from home.

It is important to give a proper notice to our staff prior to your arrival, we want to make your stay as comfortable, restful, and memorable as possible.

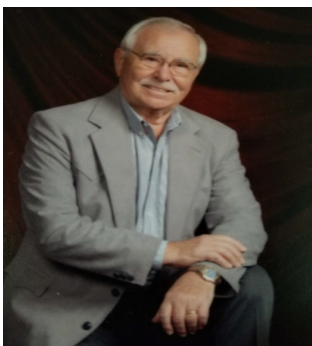
Thank you for your cooperation, especially during the Pool renovation.
Have a Safe Travel.

We had a successful Board Meeting in September, held at the Marriott Residence Inn on Maui. Loren Knott was re-elected, and two new Board members Nancy Benson and Mike Jacalone were also elected to the Board.

We look forward to seeing you at the next Board of Directors Meeting in January 2025.

We would like to thank our longtime friend and Board of Director "C J Law" for his years of service, wishing him the best.

My family and I wishing you and your loved ones; A Merry Christmas, a Happy and Prosperous New Year.



Respectfully
Bill Petro, President
Board of Directors

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha and Welcome from your General Manager and his team! It is hard to believe that 2024 is already coming to a close. While it has been a challenging year for Maui Hill Resort, this time of year always invites reflection and a feeling of gratitude for all the blessings that we have. This past quarter has been a very busy one, having just 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 once again the man himself, Santa Claus, will be joining us on December 24th, 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, eggnog, and Hawaiian entertainment.
- We completed the quarterly maintenance on all air conditioners in the lower units as well as the upper units. We will be doing yearly maintenance for the upper units in the first quarter of 2025.
- We have replaced the lanai sliding glass door locks that needed replacing due to wear and tear. It was necessary for the safety of our owners and guests.
- 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.
- During our recent service period 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 have continued to replace broken screens throughout the units with a high-end screen that is more durable and easier to clean.
- We have installed more new dishwashers, microwaves, washer and dryer combinations, refrigerators, televisions, and ceiling fans as needed throughout the units this quarter.
- We are refurbishing the kitchen and bathroom Koa cabinets. We have completed 48 units so far and we have 28 more to complete this project. We are hoping this will be completed by April or May 2025, depending on occupancy and availability of the units.
- We have also purchased and installed LED bulbs to replace the incandescent light bulbs. Owners have mentioned that with the LED bulbs it is brighter and a lot easier to read. These do cost more, but we will hopefully reap the benefits of the energy savings.
- Carpets have been professionally cleaned as needed throughout the units.
- We did have the recliners also cleaned by a professional cleaning company.
- We have received a stock of glassware and pillows to replace in units as needed.

As you can see, we have been very busy and will continue to do our utmost 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 happy holiday season.

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 another outstanding year here at the Aston Maui Hill Resort, I would like to take a moment to reflect on the incredible year we've had. The past quarter has been a very busy and productive time, with amazing initiatives undertaken. Please allow me to take this opportunity to share some of the updates happening across the property as we continue to deliver the unparalleled experiences that make our Resort so special:

- We have great news to inform all of you: our pool and spa renovations have been completed! Trust me, we are more excited about the opening than anyone else; the closures were a challenge, but the end results are well

worth it. We also feel very compassionate towards those owners and guests who stayed with us during the closures. We all are well aware that the pool and spa is the most used amenity on site. We want to thank everyone and especially Richard Endean, your President of the AOAO, who watched over this project and kept the Board of Directors updated on a daily basis to ensure it was given a "WOW" look.

- We have been informed that Ram Roofing Company will be here this week to continue the roof repairs. We are hoping that he will continue onsite until the project is completed. We do have units that have roof leaks in need of repair, and we want to have these repairs completed before the rain comes in the winter months.
- We will start trimming our rubber tree across from the office on November 27th and will decorate the tree complete with lights and the star on the top. Trimming of the Washingtonians and coconut trees will be done as well.
- Our in-house painter has painted the men's' and ladies' front door in the lobby.
- Painting of the hallways and landings are ongoing as well.
- Our in- house crew has done a nice upgrade to the pool bar hut. This looks great and is money saved that would otherwise have been paid to a Contractor at a ridicules cost.
- We are continuing with replacement of worn-out hallway carpets as needed as well as barbeque grills.
- We have purchased a new Weber barbeque grill #4 by Units #43 & #44.
- We have purchased propane torches and replaced those in the pool area by the waterfall.

As we close out the year, I want to express my heartfelt gratitude to our incredible team: loyal owners, Board of Directors, Management company, and valued partners who make this Resort such a special place. Wishing everyone a safe, joyous, and restful holiday season surrounded by loved ones. As always, please don't hesitate to let us know if there's anything you need or if you have any suggestions to enhance your experience. We're all looking forward to another extraordinary year at our beloved Resort and can't wait to welcome you back to your home away from home.

Blessings and Aloha, Dennis Costa, General Manager

ANNUAL OWNERS MEETING SUMMARY INCLUDING ELECTION RESULTS

Congratulations to Nancy Benson, Michael Jacalone, and Loren Knott on their election and re-election to the Board of Directors. Both Nancy and Loren will serve for 3-year terms and Michael will serve for 1-year term.

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 2024 are as follows:

1BR	246.03
2BR	266.53
3BR	335.50

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



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- 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 1-808-318-9590 or mauihill@maui.net
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

Tuesday, 11/12/24 Board Conf. Call 9:00 a.m. (HST)

Wednesday, 01/15/25 Board Meeting (Maui) 1:00 p.m.

Wednesday, 04/23/25 Board Meeting (Las Vegas)
9:00 a.m. (Registration 8:30 a.m.)

Friday, 09/19/25 Annual Meeting (Maui) 9:00 a.m.
(Registration 8:30 a.m.)

Maui Lea Time Share Association

Monday, 11/18/24 Board Conf. Call 9:00 a.m. (HST)

Wednesday, 01/15/25 Board Meeting (Maui) 9:00 a.m.

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

Thursday, 09/18/25 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 _____