

Maui Lea Time Interval Owners Association June 2026 Newsletter

MESSAGE FROM THE MAUI LEA TIMESHARE PRESIDENT

Aloha Timeshare Owners;

In case you did not see or hear, earlier this spring, our Resort was severely impacted by major storms with multiple water leaks. Dennis and his crew did an excellent job preventing additional damage to our resort, and he is hard at work getting the units ready for us to enjoy.

We had our Board of Directors meeting in Las Vegas on April 22/23, where the annual budget was approved. Thanks to our Budget Committee and General Manager Dennis Costa, the increase was minimal. Approximately \$5 per Quarter per interval will be added to our maintenance fees. They did a great job working through many additional costs, wages, benefits, and inflation.

On your next visit to Maui Hill, check out the new activities, water aerobics, food truck, and the old favorites like tennis, putting green, shuffleboard, bocce ball. The committee is looking into adding other activities for our enjoyment.

The Renovation Committee is developing a plan for future upgrades, including larger smart TVs in the living rooms, which are already being installed. The next major update will be replacing the recliners in all units.

Our next April's 2027 Board of Directors Meeting will be held in Maui. The Board is also exploring other locations to encourage owners from other parts of the country to participate in future meetings.

If you are interested in adding to your vacation portfolio, contact our sales agents Tom Von Rosen (808) 318-9590 or Nancy Benson (808) 298-3954. They could also be reached on the website. We have great deals available at a reasonable price.

For more information, check out our Monthly Newsletter.

Have a great Summer!

Sincerely,

Bill Petro
Board President

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION BUDGET July 1, 2026 to June 30, 2027

| | | Current Monthly Budget | New Monthly Budget | New Per Interval | New Annual Whole Unit |
|-----------------------|------|------------------------------|--------------------------|------------------------|-----------------------------|
| INTERVALS | 3800 | | | | |
| REVENUES | | | | | |
| TSIA Maintenance Fees | | \$286,914 | \$291,957 | \$76.83 | \$3,841.50 |
| AOAO Maintenance Fees | | 101,300 | 101,310 | 26.66 | \$1,333.00 |
| Real Property Taxes | | 116,644 | 116,644 | 30.70 | \$1,535.00 |
| Lease Rent | | 50,734 | 52,860 | 13.91 | 695.50 |

| | | | | |
|---------------------------------|------------------|------------------|-----------------|-------------------|
| Interest Income | 1,000 | 1,000 | 0.26 | 13.00 |
| Late Fee Income | 3,700 | 3,700 | 0.97 | 48.50 |
| Other Income | 12,000 | 10,200 | 2.68 | 134.00 |
| TOTAL REVENUES | \$572,292 | \$577,671 | \$152.01 | \$7,600.50 |
| CONSTANT EXPENSES | | | | |
| Contracted Staff Services | 117,310 | 120,150 | 31.62 | 1,581.00 |
| Total Salaries | \$117,310 | \$120,150 | \$32 | \$1,581 |
| Accounting | 13,292 | 13,558 | 3.57 | 178.50 |
| Automotive | 150 | 150 | 0.04 | 2.00 |
| Bad Debt | 15,000 | 15,000 | 3.95 | 197.50 |
| Meeting Expenses | 3,204 | 3,300 | 0.87 | 43.50 |
| Insurance | 5,612 | 3,759 | 0.99 | 49.50 |
| Late Fee Expense | 550 | 550 | 0.14 | 7.00 |
| Legal Fees | 300 | 300 | 0.08 | 4.00 |
| Management Fees | 6,673 | 6,874 | 1.81 | 90.50 |
| Miscellaneous | 1,500 | 1,500 | 0.39 | 19.50 |
| Office Supplies & Expense | 2,500 | 2,500 | 0.66 | 33.00 |
| Web Site Expense | 375 | 375 | 0.10 | 5.00 |
| Professional Fees | 1,616 | 1,616 | 0.43 | 21.50 |
| Rent - Storage | 370 | 440 | 0.12 | 6.00 |
| Taxes - General Excise | 26,660 | 26,670 | 7.02 | 351.00 |
| Telephone | 900 | 925 | 0.24 | 12.00 |
| Uniforms | 135 | 225 | 0.06 | 3.00 |
| TOTAL CONSTANT EXPENSE | \$196,147 | \$197,892 | \$52.09 | \$2,604.50 |
| VARIABLE EXPENSES | | | | |
| Cleaning Supplies | \$1,610 | \$1,900 | \$0.50 | \$25.00 |
| Covid-19 Supplies | \$125 | \$0 | \$0.00 | \$0.00 |
| Guest Supplies,etc. | 3,024 | 3,100 | 0.82 | 41.00 |
| Laundry | 11,200 | 11,200 | 2.95 | 147.50 |
| Linen Replacements | 500 | 700 | 0.18 | 9.00 |
| AOAO Maintenance Fees | 101,300 | 101,320 | 26.66 | 1,333.00 |
| Postage | 500 | 500 | 0.13 | 6.50 |
| Rent - Land Lease | 50,734 | 52,860 | 13.91 | 695.50 |
| Contract Repairs & Maint | 6,000 | 7,200 | 1.89 | 94.50 |
| Replacements - Minor | 3,000 | 3,000 | 0.79 | 39.50 |
| Supplies - Maintenance | 400 | 400 | 0.11 | 5.50 |
| Taxes - Real Estate | 116,644 | 116,644 | 30.70 | 1,535.00 |
| Taxes - Income | 4,550 | 3,920 | 1.03 | 51.50 |
| Utilities - Electricity | 21,945 | 21,945 | 5.78 | 289.00 |
| Major Replacements | 7,513 | 8,000 | 2.11 | 105.50 |
| TOTAL VARIABLE EXPENSES | \$329,045 | \$332,679 | \$87.56 | \$4,378.00 |
| TOTAL OPERATING EXPENSES | \$525,192 | \$530,571 | \$139.65 | \$6,982.50 |

NON-OPERATING EXPENSES

| | | | | |
|-------------------------------------|-----------------|-----------------|----------------|-----------------|
| Non-Scheduled Reserves | \$12,000 | \$0 | \$0.00 | \$0.00 |
| Renovation Reserve Fund | 25,000 | 37,000 | 9.74 | 487.00 |
| Operating Reserves | 10,100 | 10,100 | 2.66 | 133.00 |
| TOTAL NON-OPERATING EXPENSES | \$47,100 | \$47,100 | \$12.40 | \$620.00 |

| | | | | |
|-----------------------|------------------|------------------|-----------------|-------------------|
| TOTAL EXPENSES | \$572,292 | \$577,671 | \$152.05 | \$7,602.50 |
|-----------------------|------------------|------------------|-----------------|-------------------|

| | | | | |
|-----------------------|------------|------------|-----------------|-----------------|
| NET OPERATIONS | \$0 | \$0 | (\$0.04) | (\$2.00) |
|-----------------------|------------|------------|-----------------|-----------------|

| Type | CURRENT MONTHLY | | | | | CURRENT Quarterly |
|-----------|-----------------|---------|---------|---------|----------|-------------------|
| | Operating | AOAO MF | RPT | Lease | Total | |
| 1 Bedroom | \$74.44 | \$20.59 | \$24.89 | \$10.26 | \$130.19 | \$391 |
| 2 Bedroom | \$74.44 | \$27.82 | \$31.05 | \$13.88 | \$147.19 | \$442 |
| 3 Bedroom | \$74.44 | \$33.62 | \$39.62 | \$17.15 | \$164.83 | \$494 |
| ZZ 1 Bdrm | \$127.61 | \$35.30 | \$42.67 | \$17.59 | \$223.18 | \$670 |
| ZZ 2 Bdrm | \$127.61 | \$47.70 | \$53.22 | \$23.79 | \$252.33 | \$757 |
| ZZ 3 Bdrm | \$127.61 | \$57.63 | \$67.92 | \$29.40 | \$282.57 | \$848 |

| Type | NEW MONTHLY | | | | | NEW Quarterly |
|-----------|-------------|---------|---------|---------|----------|---------------|
| | Operating | AOAO MF | RPT | Lease | Total | |
| 1 Bedroom | \$75.75 | \$20.59 | \$24.89 | \$10.69 | \$131.93 | \$395.79 |
| 2 Bedroom | \$75.75 | \$27.82 | \$31.05 | \$14.46 | \$149.08 | \$447.25 |
| 3 Bedroom | \$75.75 | \$33.62 | \$39.62 | \$17.87 | \$166.86 | \$500.58 |
| ZZ 1 Bdrm | \$129.85 | \$35.30 | \$42.67 | \$18.33 | \$226.17 | \$678.50 |
| ZZ 2 Bdrm | \$129.85 | \$47.70 | \$53.22 | \$24.79 | \$255.57 | \$766.71 |
| ZZ 3 Bdrm | \$129.85 | \$57.63 | \$67.92 | \$30.63 | \$286.05 | \$858.14 |

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha and Welcome to our valued timeshare owners from your General Manager and his team! As we enter a new quarter, I'm pleased to share the latest updates from Maui Lea at the Aston Maui Hill Resort. This newsletter provides a look back at recent activities around the property, as well as an overview of several improvements and initiatives aimed at maintaining the quality and welcoming atmosphere our owners have come to enjoy.

- We completed maintenance on 76 split air conditioning units in February and March.
- We have performed general maintenance on vacant units to ensure readiness.
- We have continued replacement of appliances - including microwaves, dishwashers, washers/dryers, and water heaters - as needed.
- Box springs and mattresses have been replaced upon request and as required.
- Impacts from the Kona low storm in March have been addressed, including roof leaks in select units. Remediation included carpet cleaning, ceiling repairs in Unit 65, and full popcorn ceiling removal in Unit 117.

- We conducted thorough inspections during and after the storm to identify and prevent further water damage.
- Despite severe weather conditions, the property performed well compared to others across Maui.
- We will continue collaborating with the Board to maintain and enhance the property to the highest standards.
- Our scheduled May service period will include general cleaning, maintenance, carpet cleaning, and appliance replacements as needed.

In closing, I would like to offer my sincere appreciation to our timeshare owners, whose continued support plays an essential role in the success of Maui Lea at the Aston Maui Hill Resort. We truly value your input and partnership as we work together to preserve the charm and quality of the Resort for years to come. Mahalo for being part of our resort 'ohana, and we look forward to welcoming you back again soon.

Respectfully Submitted,

Dennis Costa
General Manager

MAUI HILL AOA GENERAL MANAGER'S REPORT

Aloha from your General Manager and his team! As we move into a new quarter, I'm pleased to share a brief update with our owners, including highlights from the past few months and a look ahead at several projects and initiatives underway at the Resort. Our team remains committed to preserving the welcoming spirit of Maui Hill while continuing to make thoughtful improvements that enhance the experience for our homeowners.

- Over the past several months, we have engaged a contractor to replace building components including landings, pole beams, support beams, fascia, and back steps between units. This project is ongoing and expected to be completed within the next few months, as the scope requires contracted work. In-house carpenter Alan continues to address smaller areas, such as hallway landing steps and repairs that do not require multiple personnel.
- Due to Laite, our other in-house carpenter, being out on WCB since August of last year, with an uncertain return date, utilizing a contractor helps offset the impact of his absence. His allocated wages are being redirected to support contracted work, minimizing additional financial burden.
- We have replaced benches at the tennis, shuffleboard, and bocce ball courts with more durable options better suited to our weather conditions.
- Painting projects have been carried out across the property to enhance appearance, including bumper stops, metal electrical cable covers, and water covers.
- Barbecue grill maintenance remains ongoing, including cleaning and propane checks. Our goal is to clean the grills at least twice per week, as time allows.
- Steps leading to South Kihei Road have been repaired, and railings there and throughout the property have been repainted. Safety edges on steps have also been refreshed.
- Pagoda lights and spotlights continue to be replaced as needed across the property.
- The grounds crew is actively enhancing landscaping by adding more colorful plantings to improve overall property aesthetics.
- Monkeypod trees were recently trimmed ahead of the March Kona storm, resulting in significantly fewer fallen branches compared to previous storms.
- We are in the process of improving the maintenance and housekeeping building, currently pending final approval from Aqua-Aston. The goal is to create a more efficient, functional, and well-designed workspace that supports productivity and reflects appreciation for our team.
- Following the March Kona low storm, we are coordinating with the Board and a contractor to have Ram Roofing Co. repair all roof leaks. Our objective is to complete this work in full before the next major rain event.
- During the recent storm, our staff demonstrated exceptional dedication by checking in and stepping up wherever needed. Their care and commitment to the property are greatly appreciated, and we are fortunate to have such a strong team.
- In closing, I would like to express my sincere appreciation for your continued support of Maui Hill Resort. Your engagement and perspectives help guide our efforts as we work to preserve the character of our property while continually enhancing the owner's experience. It is a privilege to serve this community, and our team remains dedicated to upholding the welcoming spirit that makes Maui Hill so special. Mahalo for being part of our Resort 'ohana, and I look forward to sharing more updates with you in the next quarter.

Respectfully Submitted,

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 companies: 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 missonmaui@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 Luau's, 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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- 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

Wednesday, 09/16/26 Annual Meeting (Maui) 9:00 a.m.
(Registration 8:30 a.m.)

Maui Lea Time Share Association

Tuesday, 09/15/26 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 _____