Maui Lea Time Interval Owners Association
September 2026 Newsletter

MESSAGE FROM THE MAUI LEA TIMESHARE PRESIDENT

Aloha from the President of the Timeshare Board of Directors

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

Our resort has faced several challenges this year, particularly from the heavy rain and strong winds earlier in the year. As always, our General Manager, Dennis Costa, and his dedicated team did an outstanding job minimizing disruptions and ensuring that our owners and guests could continue to enjoy their well-deserved time at the resort.

The Board of Directors, along with Dennis and his management team, remains committed to maintaining the high standards that have guided us over the years. We continue to replace and upgrade items throughout the property as needed. We have also begun replacing the recliners in all units. I hope everyone is enjoying the brand-new, large televisions in the living rooms as well.

The AOAO Board continues to focus on enhancing the resort experience by adding new activities and upgrading some of our long-time favorites. Improvements to the tennis court and cornhole game, while Water Aerobics and the Food Truck have become big hits with owners and guests.

I also hope you have had an opportunity to review the Introduction Letter regarding Grand Pacific Resorts Hawaii and its role in assisting us with the sale of our Association-Owned Intervals. Bringing this opportunity to our Association required considerable time and hard work by our Contract Committee. I want to extend my sincere thanks to everyone involved. There are simply too many people to name individually, but your efforts and dedication are truly appreciated.

Our Renovation Committee has also done an excellent job putting together a comprehensive budget and identifying the items throughout the resort that need to be replaced, along with a schedule for when those replacements should occur. Big thanks to the entire committee for your time and commitment to maintaining and improving our resort.

As always, your feedback, ideas, and suggestions are welcome. Your input helps the Board understand better what matters most to our owners and how we can continue to improve the resort.

Hopefully, you will be able to attend our **September 2026 Annual Meeting on Tuesday, 09/15/26 @9:00 a.m. (Registration 8:30 a.m.) at the Residence Inn Wailea** and participate in the election of Directors. The Meeting will be followed by our Regular Board of Directors Meeting.

On behalf of the Board of Directors, I want to thank each of you for your continued support, involvement, and commitment to our resort.

Sincerely,

Bill Petro, President of the Timeshare Board of Directors

MAUI LEA TIMESHARE GENERAL MANAGER'S REPORT

Aloha from your General Manager and his team! Another busy quarter has come and gone, and we would like to share some of the work and improvements underway to maintain and enhance your investment at beautiful Maui Lea at the Aston Maui Hill Resort.

- We have purchased new dishcloths, dishtowels as needed.
- General cleaning and additional touch-ups of units are completed whenever vacancies permit, allowing us to maintain the units to the best possible standard.
- The quarterly maintenance service for the split air-conditioning systems in all timeshare units was completed in August.

- All 65-inch televisions in the living rooms of all 76 units have now been replaced. As bedroom televisions are replaced, we are upgrading them to Smart TVs.
- The new recliners are expected to arrive shortly, with delivery anticipated by the end of September.
- Mini blinds are being replaced as needed.
- Professional carpet cleaning will be scheduled as necessary outside of the regular service period.
- We continue to replace major appliances as needed due to age or breakdown, including water heaters, refrigerators, dishwashers, microwaves, ranges, and washers and dryers. As with many operating costs, we continue to see increases in the cost of these items.
- Over the past six months, Maui has experienced two significant storms. The Kona storm in March resulted in more extensive damage than the recent Hurricane Lala, including numerous roof leaks. Our in-house maintenance team has been working diligently to repair interior walls affected by the leaks, while we continue to work closely with our roofing contractor on the necessary roof repairs. This is an ongoing process, and our goal is to have all outstanding leaks and associated roof repairs completed by March 1, 2027. We appreciate everyone's patience as we work through these repairs and remain committed to maintaining the property and protecting your investment.
- We have received four new golf carts for our staff. The team is very appreciative of this addition and would like to thank the Board for approving the purchase. The carts will assist our staff with their daily responsibilities and movement throughout the property.
- We continue to work with Spectrum regarding updated television channels and service offerings.

As we wrap up another quarter, I would like to extend my sincere appreciation to everyone who plays a role in making Maui Lea such a special place. The continued support of our Owners, the guidance of Aqua-Aston Hospitality, and the partnership of Co-Plan Managers Mike and Frank Robar all contribute to our shared success. I would also like to recognize our Board of Directors for their continued leadership and commitment. Most of all, I am grateful for our incredible team here at Maui Lea at the Aston Maui Hill Resort. Their dedication and genuine Aloha spirit continue to make a meaningful difference in the experience we provide to our owners and guests. Mahalo for your continued support and confidence in our team.

Respectfully submitted,
Dennis Costa, General Manager

MAUI HILL AOAO GENERAL MANAGER'S REPORT

Aloha from your General Manager and his team! As we enter a new quarter at beautiful Maui Hill Resort, we are pleased to share some of the work and improvements that have taken place over the past few months as we focus on maintaining, enhancing, and protecting your valuable investment.

- As of July 6, we began addressing roof repairs throughout the property, prioritizing the areas requiring the most immediate attention. This work will continue until all identified repairs and leaks have been addressed. Our current goal is to have all repairs completed by March 1, 2027.
- We continue to address deteriorated lumber throughout the property with the assistance of a licensed contractor. Our in-house carpenter, Alan, is also completing repairs that can be handled internally. With Lethi currently on workers' compensation and approaching retirement, we are actively looking for a replacement to ensure we can continue maintaining the property at the level we expect.
- Over the past year, we have upgraded the benches at the tennis, shuffleboard, and bocce ball courts. The new benches are both more attractive and durable and should serve the property well for many years. We have also purchased new corn hole equipment featuring our property's blue and white colors. The tennis court has been resurfaced, and we have received many positive comments on its refreshed appearance.
- We have ordered two new entrance gates for the pool area, which will be installed as soon as they arrive.
- We are working with Pacific Signs on a new sign for the property entrance. We are taking care to ensure the design complements the character and integrity of Maui Hill, including retaining the iconic Maui Hill whale image on both sides. The new sign will enhance the appearance of the entrance while providing a welcoming and clear arrival point for our Owners and guests.
- We have replaced the light fixtures above the front desk and added LED bulbs. We have also removed the older bookshelves, replacing them with more contemporary shelving to give the area a refreshed appearance.
- We are repainting the front entrance door and side jambs as part of our ongoing efforts to keep the Resort looking fresh and well maintained.
- We continue to clean or replace lanai carpets as needed.

- Our team continues to clean and service all BBQ grills weekly, while also checking propane levels and replacing tanks as necessary. If you plan to use a BBQ and find that it requires additional cleaning, please contact the Front Desk before 7:00 p.m., and our team will be happy to have it ready for you.
- Recent tree trimming was completed throughout the property, including work on the Washingtonian palm, shower trees, and breadfruit tree, as well as the removal of fresh growth from three of the monkeypod trees. This work helps maintain the health of our landscaping while keeping the property safe and attractive.
- We continue our weekly efforts to trap and remove chickens from the property, which has been successful in reducing the population.

As you can see, it has been another busy few months at Maui Hill. Mahalo to everyone who helps make our Resort such a special place: our dedicated owners, Board of Directors, Management team, partners, and staff. Your continued support, involvement, and feedback are truly valued as we work together to preserve the character and integrity of Maui Hill, enhance the owner and guest experience, and ensure a vibrant and rewarding future for our beloved Resort.

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 company's: RCI and Trading Places Maui. *(see below)*

*** Trading Places Maui requires no less than 60 days prior to interval to be guaranteed credit***

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 *(No less than 60 days prior to check-in to be guaranteed credit)*

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 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

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

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

Thursday, 01/14/27 Board Meeting (Maui) 1:00 p.m.
(Registration 12:30 p.m.)

Wednesday, 04/21/27 Board 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.)

Thursday, 01/14/27 Board Meeting (Maui) 9:00 a.m.
(Registration 8:30 a.m.)

Thursday, 04/22/27 Board 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 _____

Maui Hill Resort
2881 South Kihei Road, Kihei, Maui, Hawaii 96753. Phone (808) 879-6321, Fax (808) 879-8945
Email: RheaR@mauilea.com Website: www.mauilea.com