

July 13, 2017

Aloha Fellow Homeowners. We have some good news. Recently we have had inspections from the County of Maui building inspector, electrical inspector, plumbing inspector, fire department AND the State Department of Health. We have been diligently working to address any concerns they had found. The building and plumbing inspectors have closed their case, as did the Department of Health. We have the property ready for the electrical inspector and are addressing the fire department's requirements. Our buildings are starting to show their age, but we're proud to say that we have addressed 90% of the deficiencies found and are working diligently to satisfy the fire department's requirements.

Harbor Lights is a highlight on Kahului Beach Road and the first thing people see are the awful drapes (torn, missing, other than white backing). We are addressing the issue by giving warnings to homeowners who are not in compliance. If, after the first warning, the units in violation are sent a \$100 fine after 10 days. If the owner continues to ignore the demand for correction, the board will impose a fine of \$500. We are standing firm and have come to the conclusion that the only way we can get some of the homeowners to wake up is to hit their pocketbooks. If the drapes are addressed and everyone has beautiful windows, think how pretty Harbor Lights will look!

We have had several issues (water leak emergencies, overflowing toilets, electrical, etc.) and we cannot reach a lot of the owners. According to house rules, all owners MUST supply a key for their apartment(s) to the office, proof of current insurance, a WORKING telephone number AND by State Law any owner not residing ON MAUI must provide the name and telephone number of an **island representative**. This is mandatory and will result in hefty fines if ignored. Owners without a CURRENT insurance policy (with adequate coverage) will be force placed with an HO6 policy. When checking the dates on your insurance policy you should also make sure that you have enough coverage to pay the first \$25,000 of the deductible. You have until August 1, 2017 to be in compliance. That is sufficient time to make sure your owner responsibilities have been met.

Owners are responsible to know the house rules and make sure that their tenant's (if applicable) have a copy of the house rules and have registered with the office. Knowledge of the house rules will save a lot of grief in the long run. There is no excuse that "I didn't know". There are occasions when new tenants move in and have their cars towed away because they don't have a Harbor Lights parking sticker. The office tells those irate tenants to go to the owner/agent to repay the \$250 towing fee. That is a classic example of why those house rules need to be followed. House rules are available on the web site: <http://www.harborlightsmaui.com> or in the office.

Our swimming pool has been down most of the summer. First the pump went out (filled with disposable baby diaper residue, water balloons, and other trash floating into the skimmers). Please be advised and advise your tenants that misuse of the pool will result in fines plus damage costs. Remember that the owner is ultimately responsible for the actions of their tenants use of the property and for the adherence of the house rules.

Assessment Update: The plumbers are currently in Building C, re-lining the vertical main lines. Buildings A and B have been completed. You can follow the progress of the plumbers (schedules) online (harborlightsmaui.com) to see if/when your unit is to be done. The elevator upgrades have started in building B. The old power unit in the #3 elevator has been removed and the installation will commence

on July 17, 2017. #3 elevator has been out of service for over eight months. After they complete the upgrade to Building B, they will continue around the rest of the property.

Due to the fact that we had so many unexpected inspectors (Department of Health for our pool, Plumbing, Electrical, Fire and Building) the high cost of bringing our property to code, the cost has impacted our reserve funds. Unfortunately, it took a toll on the painting project. We will not start the actual painting until we are sure reserve funds are available without depleting the reserve accounts.

The annual meeting is projected for November as we are trying to secure a comfortable venue with adequate parking and meeting space. As soon as we know we will not only send out a flier, but will also post it on the web page.

Did you know that you can get the latest minutes and financial statements, resident's newsletters, property documents, policies and insurance information on the Harbor Lights web site? There is a password on some of the documents because your statements and minutes are not anyone's business but yours, the homeowner. The password to get into the documents is LETMEIN and the password for the minutes is LETMEIN2. Your suggestions are always welcome. You can send correspondence to the board and your suggestions to harborlightsmaui@gmail.com.

This has been a trying year for your Board, but we have all worked together putting in many hours of volunteer time to see the many projects through and to give guidance and support to the manager. Our goal first is to protect your assets. Property values have really increased and units are now renting upward to \$1,800 a month (utilities included) and HUD is paying as much as \$1,600 per month. In addition to protecting your assets we are determined to assure the safety and well-being of our residents. Thank you, as always, for your support.

Sincerely,

Cynthia Willard
Board President