

Grand Champions Villas

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Aloha from the President

The replacement of the Grand Championships Villas roof project will begin within the next few weeks. After much research and study the board, at the April meeting, determined that it is best to move forward with the repair and recoating of all flat roofs, laundry rooms, storage rooms and garages. This is the first phase of the roof replacement project.

This decision was reached after receiving a bid, between \$15,000 and \$16,000, for patching the existing flat roofs with a projection of at least \$5,000 annually to prevent roof leaks until a complete roof replacement project is completed.

We will be using the HydroStop PremiumCoat System in accordance with the manufactures specification. The cost to the association will be approximately \$76,000. This cost will be covered by reserve funds.

HydroStop is a three-step process that has a 10-year guarantee against leaks. Upon completion of the flat roof project, we will complete a phase two reserve study to determine the projected remaining life of the slanted tile roofs. This study will assist the board in determining the dollar amount that will be needed in our reserve fund to complete the roof project without a homeowner assessment.

When the flat roof replacement project is completed, the roof leak problems should be eliminated and the appearance of the complex will be greatly improved.

Welcome New Homeowners

#40 – Mr. & Mrs. Lutz

#52 – Stoddard Maui Trust

#103 – Mr. & Mrs. Fountain

#145 – Mr. Richens & Ms. Skrypnick



GCV Website & Blog

Grand Champions Villas has recently updated its website. Board Meeting Minutes, Condo Docs, Remodeling Guidelines/Forms, House Rules, and Newsletters are just a few of the items available on the website. The website also has an "Owners" section, which requires a user name and password. Owners should contact the GCV office for information regarding access to the owners section. To view the changes and current information on the GCV web, please visit grandchampionsvillas.com.

The GCV blog is now ready for viewing! To visit the GCV blog, click on the "Villa Blog" text on the GCV website homepage. The purpose of the blog is to provide GCV owners and guests with information on what is going on in the complex, Wailea and around the Island.

Important Dates

November 1, 2012 – Board of Directors Meeting

February 5, 2013 – Board of Directors Meeting

February 8, 2013 – Annual Homeowners Meeting

Lanai Tile Inspection

A committee of Board Members and Association Members (owners) is examining the condition of all tile on the lanais at Grand Champions, as well as the condition of all hot water heaters. Photographic documentation of the condition and any damaged areas of tile are underway.

The purpose is to determine, what if anything, needs to be done to protect the association property (all materials/areas under the tile) from damage due to water intrusion. Owners are reminded if they plan to replace the tile on their lanai, they must complete the necessary category 3 renovation paperwork, complete the work during the approved construction months (December 15th – April 1st), and have the tile approved by the Design Committee/Resident Manager prior to installation. The original tile is no longer available.

Information regarding tile replacement can be obtained from the office. The committee will report its findings at the February Board meeting.



Electronic Funds Transfer

Monthly maintenance fees are due by the 10th of each month. A late fee of ten dollars plus 1% over thirty days will be applied to all accounts whose payments are received after the tenth. To ensure that maintenance fees are received on time, an owner may set up monthly electronic funds transfer with the office. Forms are available at the GCV office or printed off the website at grandchampionsvillas.com in the "Owners Login" section.

Window Box Air Conditioners

At the 8/22/12, Board Meeting the Directors discussed the specifications for window box air conditioners at Grand Champions Villas. After discussion, changes to the specifications were made as follows. **All Models must be:** 1) **12000 BTU or larger.** 2) **Comply with Hawaii State maximum sound levels of 60 decibels or less.** A remodel form submitted to the office is required prior to installation of a new or replacement air conditioner.



OTWC Internet Service

Oceanic Time Warner Cable provides the association with a cable generated hospitality internet service, which is complimentary to Grand Champion Villas owners and guests of owners. When an owner or guest is experiencing a problem with their internet service, the help desk should be called at 442-0027. The help desk tech will trouble shoot the problem over the phone and/or send someone out to fix the problem free of charge.

MAHALO from the GCV Staff,
Toni Fowler, Resident Property Manager
Kawena Cramer, Office Manager, & Editor
Richard Delapinia, Maintenance
Stephen Molina, Maintenance
John Coston, Maintenance



NEIL ABERCROMBIE
GOVERNOR

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FREDERICK D. PABLO
DIRECTOR OF TAXATION

RANDOLF L. M. BALDEMOR
DEPUTY DIRECTOR

August 15, 2012

DEPARTMENT OF TAXATION ANNOUNCEMENT NO. 2012-12

RE: Act 326, Session Laws of Hawaii 2012, Relating to Taxation

House Bill 2078, H.D. 2, S.D. 2, C.D. 1 became law without Governor Neil Abercrombie's signature as Act 326 (the "Act"), effective July 1, 2012.

The Act requires operators of transient accommodations to do the following:

- Designate a local contact residing on the same island as the transient accommodation.
- Provide the local contact's contact information to any entity with covenants, bylaws or administrative provisions operational with respect to the property on which the transient accommodation exists (e.g., an association of apartment owners). Such information must be updated within 60 days of any change.
- Include the local contact's name and phone number in any contract or written rental agreement.
- Provide on a website or by online link and display in all advertisements and solicitations on websites the registration identification number issued under HRS § 237D-4. This registration identification number is also sometimes referred to as the TAT tax license number. Please also note that for some taxpayers the TAT tax license number may contain a different suffix from the taxpayer's GET tax license number.

The Act requires any nongovernmental entity with covenants, bylaws and administrative provisions which is formed pursuant to chapter 514A, 514B or 421J to do the following:

- Provide to the Department of Taxation (the "Department") relevant information related to operators leasing transient accommodations on its property. The relevant information includes the operator's name, address, contact information, registration identification number issued under HRS § 237D-4 (i.e., the TAT tax license number) and website address if advertising or soliciting the transient accommodation on the internet.
- Provide the relevant information by December 31 of each year, or within 60 days of a change, whichever is later. Further guidance on how taxpayers will provide this relevant information will be forthcoming.

The Department will provide a transition period to allow taxpayers to meet the requirements of this Act. No penalties will be imposed on taxpayers who fail to provide to the Department before January 1, 2013 relevant information related to operators leasing transient accommodations on their property; however a penalty will be imposed if the taxpayer fails to timely provide the relevant information after December 31, 2012. The Department will issue further guidance when it determines the manner and form in which taxpayers should submit this information. The Department notes that the Act's definition of "relevant information" is broader than the information operators are required to submit to the nongovernmental entities (e.g., website address). No penalties will be imposed on taxpayers who fail to provide relevant information where the law does not require an operator to provide that relevant information to the taxpayer.

Additionally, no penalties will be imposed for operators of transient accommodations who fail to designate a local contact before January 1, 2013, nor for operators who fail to provide the local contact's information before January 1, 2013, nor for operators who fail to include the local contact's name or phone number in any contract or written rental agreement executed before January 1, 2013. However, penalties will be imposed for operators who fail to designate a local contact after December 31, 2012, fail to provide the local contact's information after December 31, 2012 or fail to include the local contact's name or phone number in any contract or written rental agreement executed after December 31, 2012.

Further, taxpayers have until January 1, 2013 to comply with the requirement to display registration identification numbers on websites.

For more information related to this Announcement, please contact the Rules Office at 808-587-1577.



FREDERICK D. PABLO
Director of Taxation