

Grand Champions Villas

155 Wailea Ike Pl. * Wailea * Maui * Hawaii * 96753 * 808-874-3700
Email: gcvinfo@hawaii.twcbc.com * Website: grandchampionsvillas.com

*September 2013 * Newsletter * Volume 17 * NO 3*

Aloha from the President,

By now you all should have received the letter explaining the board's decision on the lanai tile, the paragraph from architect; Stephen Heller pretty well says it all.

"...Therefore, it is my professional opinion that the installed tile system are at or near the end of their life cycle. Given the sequential nature of construction, all of the tile and flashing should be replaced in the near future, excluding work completed to date. I would also recommend that a new waterproof membrane be installed under the tile. Failure to remedy this problem will likely result in more tile damage as the edge failures spread, and the continuing water infiltration will damage the wooden structural elements, fail post railings, fascia etc. Dry rot will spread in this environment and future repairs would be more costly."

Pool Tile Project:

In order to best protect your investment and enhance our complex the board has approved the re-tiling of the office pool, as well as the remodeling of the bathrooms, showers and BBQ area. The pool will be closed approximately from September 23rd until November 1st, once they are done with the office pool, we will close the fairway pool for a couple of weeks to remodel the bathrooms, shower and BBQ area, this will be a major improvement.

-Gary Wilson

*Welcome New Homeowners
Unit #138 - Mr. Arthur Sullivan
Ms. Renee Morgan*

Important Dates

Board of Directors Meeting - November 5, 2013

Board of Directors Meeting - February 4, 2014

Annual Homeowners Meeting - February 7, 2014

Annual Golf Tournament - TBA

Annual Homeowners Party -TBA

Vacation Rental Information

Owners with vacation rentals are required to provide their guests with information on how to check in and out of the unit. Many times guests stop by the GCV AOA office looking for this information, along with other vacation rental info.

The GCV office is happy to help the guest contact the owner or rental agent, but most times the guest is not very happy because the association office is unable to proceed with the check in process.

To avoid this situation, it is a good idea and required by the association, owners and rental agents provide guests with rental information, including check in/out info, "House Rules for Guests", pool code etc.

Owners and rental agents are also required to provide the GCV office with a list of upcoming arrivals prior to the guest's arrival. Arrival lists should be sent to the office via email at gcvinfo@hawaii.twcbc.com. The guest's last name, unit number and check in/out dates are required. If the owner/agent is unable to email the office, a list should be dropped off to the GCV office during business hours, Monday - Friday, from 8am - 5pm, closed on most holidays.

Oceanic Time Warner Cable Internet Service

Grand Champions Villas association provides the ownership with a cable generated internet service, which is included in the monthly maintenance fees. If an owner wishes to upgrade their service or choose a different provider, the association will credit the owners account by \$13.05, a Monthly maintenance fee statement will reflect the credit given to the individual homeowner.

If an owner/guest is experiencing a problem with the internet service provided by the association, the owner/guest should contact the **24 hour "Help Desk" at (808)442-0027**. A tech will troubleshoot the problem over the telephone and send a technician to the unit, free of charge, if the problem cannot be solved over the phone.

Category 3 Remodels

On December 15th, category three remodels will no longer be allowed, until the first Monday in May. Category three remodels require approval from the board president, \$1000 deposit check, a certificate of insurance naming Grand Champions Villas additionally insured, the contractor's signature and a two-week notification period to the affected owners once the form has been approved. Please visit the GCV website at grandchampionsvillas.com for forms and guidelines.



Ocean Safety Tips

In the last month or so, the Hawaiian Islands have been experiencing a lot of shark activity, especially on Maui, ten out of the eighteen shark attacks have occurred on Maui.

Even though the odds of a person being bitten by a shark are low, it is always wise to take the proper precautions when enjoy the beautiful ocean, here are a few reminders:

- Avoid swimming in murky areas – sharks have poor eyesight.
- Avoid swimming in open water at dawn, dusk, or at night.
- Do not swim if you have cuts or are bleeding.
- Stay away from areas where green sea turtles are known to gather.
- Swim at lifeguard protected beaches.

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





Grand Champions Villas

155 WAILEA IKE PLACE

WAILEA, MAUI, HI 96753

gevinfo@hawaii.twcbc.com

(808) 874-3700 FAX (808) 875-0228

September 06, 2013

Dear Fellow Homeowner,

As discussed at the February, 2013 Homeowners Meeting the Board has been actively studying the issue of our lanai tiles which are at the end of their life cycle. Our lanai tile is over twenty years old, beyond its useful life. The board has sought the opinions of an architect, two building inspectors, and numerous tile contractors, who have unanimously recommended replacing the tile. These experts inform us that even tile that appears to be in good condition is compromised, allowing water to seep through and do serious, costly damage to the substructure. The following concluding paragraph from architect Stephen Heller's report sums up the problem:

“ . . . Therefore, it is my professional opinion that the installed tile systems are at or near the end of their life cycle. Given the sequential nature of construction all of the tile and flashings should be replaced in the near future, excluding work completed to date. I would also recommend that a new waterproof membrane be installed under the tile. Failure to remedy this problem will likely result in more tile damage as the edge failures spread, and the continuing water infiltration will damage the wooden structural elements, fail post railings, fascia etc. Dry rot will spread in this environment and future repairs would be more costly.”

The Board feels that there is nothing to be gained, and potentially much to lose, by postponing the needed replacement of the lanai tile. The Board has consulted its attorney, and believes it is the Board's duty to move forward with this project, in order to maintain the structural integrity of the complex and preserve the value of owners' investments in their property. It is the home owner's responsibility to replace lanai tile. The AOA is responsible for repairing any damage to the substructure that may be uncovered during this process, such as dry rot.

The Board has decided to offer unit owners two choices. An owner can decide to hire contractors to do the work, subject to specifications provided by the Association. If the owner makes this choice, all work must be completed by December 15, 2014.

Thirty of your fellow homeowners have already replaced their lanai tiles, taking advantage of their own scheduling (consider about a week of downtime), selection of their favorite contractor and financing.

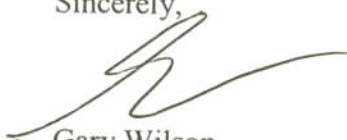
If, on the other hand, the owner chooses not to contract out the work, the Association will step in, bill these owners for the work, as it has the authority to do so, and provide these services (scheduling and contracting) for the remaining units during 2015. Payment from these owners will be due in the Spring of 2015.

The units in Buildings #1-5, which have exterior rear stairways connected to the lanais, will be treated separately. For these buildings, the Association will arrange and supervise the work, to be done in the Fall of 2014. Payment from these Owners will be due in due in the Summer of 2014.

All lanai tiles must be replaced by December 15, 2015.

The Board unanimously voted to address this important issue now, to maintain and further enhance the value of your property and investment. Please contact Toni or Kawena in the office if you have any questions. Any questions that cannot be answered to your satisfaction by the Association staff will be forwarded to the Board for further explanation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Wilson', with a long, sweeping horizontal line extending to the right.

Gary Wilson
President