

Grand Champions Villas

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PRESIDENT'S CORNER

Dear Homeowners,

The Board met on November 1, 2016 and I am pleased to announce that there will be no increase in monthly dues for next year, despite the usual, annual 3 percent cost increases we experience in Hawaii. This was only possible because of significant savings we were able to generate this year, which off sets and will cover the 2017 cost increases. The largest savings came from our decision to change to self-management. Other savings included lower utility costs, especially electricity, payroll expenses and internet service because of the favorable contract we were able to negotiate with Hawaiian TelCom. This will be the third consecutive year that our dues will stay the same.

The Board also discussed and revised, with owners input who were in attendance, the House Rules that cover long-term parking in guest spaces. Please see the attached revised parking regulations. Car covers must fit the car and be either grey, beige or silver in color. For the present the Board designated 24 of the 66 guest parking spaces for use by owners who want to park their cars long term. This may change depending on future demand and conditions.

**Aloha,
Tom Jordan
President**

LANDSCAPING

In 2017, we will be doing some heavy tree trimming and cleaning in the gully area facing the tennis courts. This will provide some much-needed improvements that will enhance the overall beauty of our complex.

Grand Champions Villas Board Meetings

At the November 1st Board of Directors meeting a few of your fellow homeowners requested that the agenda for future board meetings be sent to homeowners. So from now on, in addition to the routine posting on property, prior to the meetings you will receive an agenda, which also lists the time and location of the meeting.

IMPORTANT DATES

February 03, 2017	Board Meeting
April 25, 2017	Board Meeting
April 28, 2017	Homeowners Meeting
July 25, 2017	Board Meeting
November 02, 2017	Board Meeting

MAHALO from the GCV Staff,
Toni Fowler, Resident Property Manager
Erin Boscaglia, Office Manager
Richard Delapinia, Maintenance
Scott Crane, Maintenance



GRAND CHAMPIONS VILLAS
PARKING REGULATIONS

- A. Overnight parking is by permit only. Permits are available through your rental agent, the Association office and/or guard kiosk. Each unit is entitled to one designated parking stall only. All numbered condominium units are allowed a maximum of two (2) vehicles on site, on a space available basis. Guests of residents shall park cars in designated "guest" stalls. Motorcycle stalls are designated and therefore motorcycles should not use guest stalls.
- B. All vehicles parking in the complex must display a parking permit, be registered with the resident manager, and display current vehicle license and safety sticker and be operable.
- C. Owners may store a vehicle on the complex when they are absent (see D.). All stored vehicles stored in guest stalls must be parked in a space authorized by the resident manager and a set of keys left at the Association office. Failing to provide the management with a set of keys will result in being billed a car towing charge if the management is required to move the vehicle. All owners of stored vehicles that use a cover must use one that is designed for the make and model of the vehicle. The cover must be grey, beige or silver in color. The cover must be kept in good condition and securely fastened to the vehicle. The Board reserves the right to limit the number of guest parking spaces for Owner long term parking.
- D. If a condominium is vacant for more than 21 consecutive days, the owner's vehicle must be stored in the condominium's numbered stall. All other vehicles must be stored off site. When a condominium is unoccupied, the owner of the condominium must make arrangements to have their stored vehicle moved to their numbered stall. If the management is required to move the vehicle, the owner will be charged \$25 for the first move and \$50 for each subsequent move.
- E. Parking areas are for conventional personal vehicles only; boats and trailers are not permitted. Vehicles that extend beyond the dimensions of the parking stall are not permitted. Commercial signage is not allowed on vehicles parking overnight.
- F. Parking areas shall not be used for any mechanical work on vehicles except in cases of emergency.
- G. Car washing shall be done in designated car wash area only. Car wash area hours are 7 a.m. – 6 p.m.