

Grand Champions Villas

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ALOHA from the PRESIDENT

At the November board meeting a revised reserve study, which will be used to guide us through the next several years, was adopted, and the 2013 budget, keeping the association dues the same as the 2012 fees, was approved.

LANAI TILE REPLACEMENT

As was noted in the November Homeowner letter, the lanai replacement project continues to be studied, by a committee appointed by the board at the February 2012 meeting.

Their report to the board, at the November meeting, recommends lanai tile replacement beginning in 2013. They also recommended that all lanais use uniform style, color and be installed by one contractor.

The board accepted the report, and requested that the committee continue to meet and develop a comprehensive recommendation to be presented to the board and the homeowners at the February meeting. This report should include both style and color.

Homeowners will have the opportunity to ask questions and provide input to the board before a final decision is made.

FLAT ROOF REPLACEMENT

As you enter Grand Champions Villas, you will notice the appearance of a new and improved roofline. The flat roof project is complete and the appearance of our complex is much improved.

With this project completed, it is time to look forward to other major projects,

slanted roof replacement, lanai tile replacement, and continuing long-term maintenance projects. We will continue to build the reserve fund to protect us from the need for future assessments.

CATEGORY III WORK – MODIFICATION

The board approved a recommendation from the management, that a two-week waiting period be required with all category III projects. This will provide the management ample time to notify affected owners. This requirement will go into effect on April 1, 2013. Please remember to PLAN AHEAD!!!!

Welcome New Homeowners

#29 – Ms. Kathleen Pouley &

Mr. ED Barnes

#38 – Ms. Sherrie Williams

#132 – Mr. Quintin Menish &

Mr. Carey Ray

#159 – Mr. Howard Lichtman

Aloha 'Oe Jess Senecal



Jess Senecal, owner of unit #179 passed away on June 6, at home in Pasadena, after suffering a stroke while on a visit to Maui in April.

Jess loved Hawaii, he, and his surviving wife Donna, spent 3 months each year residing in Maui. He loved reading and relaxing on the beach while listening to slack key guitar, and was always a help to the Association when needed. As it is said in Hawaiian, A Hui Hou Jess, until we meet again.



House Rule Violations

Grand Champions Villas Association has a set of house rules that apply to owners and guests; the GCV staff and nightly guard enforce these rules. Some of the house rules include:

- 1) All window treatments exposed to the exterior of the villa must be white to the outside.
- 2) Towels or any other items are not to be hung over the railings to dry at any time.
- 3) Sports/Beach equipment must be stored inside units and not on lanais or entryways.
- 4) Lanai Furniture must be actual lanai furniture and give the impression of a "matched set".
- 5) No smoking allowed in pool enclosure.
- 6) No glass allowed in pool enclosure.
- 7) No pets allowed.

All owners are given a copy of the house rules and are required to sign a document receipt, acknowledging that they have read and understand the rules. If an owner would like a copy of the house rules, they may obtain a copy at the GCV office on property or print one out on the GCV website at grandchampionsvillas.com.

Parking Permits

Grand Champions Villas Office on property supplies owners, housekeepers and managing agents with parking permits for their units. It is asked that a parking permit be placed in the unit before a guest or owner arrives. Parking permits should be filled out completely and turned into the GCV office upon arrival.



VOLUNTEERS NEEDED

The reading tutor program at Kihei Elementary School has a need for volunteers in the kindergarten, first and second grade classrooms.

Volunteers provide one-on-one reading support, one hour a week, and work with two students. A training session will be held the week of January 14th for all interested participants.

This is a wonderful opportunity to "give back" to our Maui community and a very rewarding experience. For more information, contact Pat Lamson at palwbl@hotmail.com.

Important Dates

February 5, 2013 – Board of Directors Meeting

February 6, 2013 – Homeowners Party

February 7, 2013 – Golf Tournament

February 8, 2013 – Annual Homeowners Meeting

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

