

Grand Champions Villas

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ALOHA from the PRESIDENT

DRY ROT – VENTING-LANAI PAINTING

The 2011 summer project is near completion and the news is good. Dry rot repair was limited and the total project, when completed, will be approximately \$40,000 under budget. The soffit project has been completed and will provide air circulation and should significantly reduce the chance of any further dry rot in the lanai ceilings. Lanai railings have been painted which has enhanced the overall appearance of our complex. The last phase of the project will be the caulking of lanai glass windows, which will provide additional dry rot protection.

GRAND CHAMPIONS VILLAS BY-LAWS AND HOUSE RULES

The association documents have been reviewed and modified by a board appointed subcommittee. The board will receive the amended documents for review prior to the November board meeting. Action will be taken at the November meeting and, if adopted, will be filed with the State of Hawaii and presented to the homeowners at the annual meeting in February 2012.

The association's House Rules are being reviewed and reorganized for clarity and will be presented to the board in November for acceptance. A binder containing the House Rules will be distributed to homeowners at the annual meeting.

SHORT SALES AND NON-JUDICIAL FORECLOSURES (NJF)

Unit 131 is in escrow as a short sale. The bad news for the association is in the completion of a short sale, it is necessary to negotiate the dollar amount the association is willing to agree to for past dues. The good news is that once the sale is completed the new owners will be paying their monthly association dues. Unit 38 is a NJF and is currently being rented by the association. Unit 132 is in the process of a NJF procedure and should be available for rent, by the association, in October.

I believe that short sales of upside down units and non-judicial foreclosures will result in long-term benefits for the association.

DEFIBRILLATOR TRAINING

The association held a very successful defibrillator training for onsite owners and long-term renters. An additional training will be planned during the week of February 6th to provide an opportunity for owners, on island, to receive training.

Important Dates

November 3, 2011 – Board of Directors Meeting

February 7, 2012 – Board of Directors Meeting

February 10, 2012 – Homeowners Annual Meeting

GCV Pool Rules

By now, GCV owners should be aware that smoking is no longer permitted at the pools located on property. If an owner or guest is observed smoking at either pool enclosure, that owner or guest will be asked to smoke elsewhere. GCV office employees along with MEPSS nightly patrol service will be monitoring the pools for violations. Pool hours of operation are from 8a.m. to 10p.m. daily. No glass or other breakable items are allowed inside the pool gates. It is asked that GCV owners provide their units with non-breakable items for the pool and BBQ use. The peaceful enjoyment of other owners and guests should always be taken into consideration when using the pool.

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PARKING



GCV owners are allowed two parking stalls at one time on property. Owners are deeded one assigned parking stall, and the second stall is any available guest-parking space. There are 65 guest-parking stalls through out the complex. If an owner has a stored vehicle on property, only one other vehicle is allowed. It is important that owners using their units as vacation rentals remind their guests of the parking rules. From time to time, the GCV office on property has to remind guests and owners about the two car max rule.



Invitation to Foodies

On September 4th at the Makena Resort, a culinary event will take place involving world-class chefs. Chef Bev Gannon, Ryan Luckey, James McDonald, Brian Ethridge, David Paul, and Marc McDowell will be conducting cooking demonstrations. Tickets are available for Grand Tasting Day or Grand Tasting Event. A portion of ticket sales will be donated to Hawaii Community Angels. Tickets may be purchased online at TasteHawaiiOnline.com or by phone at 866-613-4438.

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



Remodel Forms & Specifications

When a GCV owner decides to change out appliances, paint, replace tile etc, a category I, 2, or 3, remodel form is required. The GCV website (grandchampionsvillas.com) and office on property both have the required remodel forms, guidelines, and specifications needed to start a remodel. Category I, 2, or 3 forms must be submitted to the GCV office before any type of work can begin. Replacing appliances, painting, plumbing, installing a security screen door, etc. require a category I or 2 remodel form. Remodels that include any type of carpentry, tile work, or structural changes, require a category 3 remodel form. Category 3 remodels require a \$1000 deposit check, certificate of insurance naming Grand Champions Villas additionally insured during the time of the remodel, and approval by the board president. Remodels that begin without meeting the requirements will be shut down. Workdays are Monday through Friday from 8:00am – 5:00pm, and Saturdays from 9:00am – 5:00pm. No work may be performed on Sundays or pre-determined Holidays.



Nightly Patrol Service

Maui Executive Protection Security Service is contracted out by Grand Champions Villas AOO to patrol the property nightly. Patrol service hours are from 4:45pm - 12:45am seven days a week. Some of the nightly duties include interior and perimeter property check, pool violations, parking, and noise disturbances. The nightly guard is equipped with a cell phone through out their shift. Owners and guests of GCV may reach the guard at 808-874-0666.