

# Grand Champions Villas

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## **PRESIDENT'S CORNER**

Dear Fellow Homeowners,

The Board met on November 8 and 9 to discuss and decide next year's expenses and budget.

I am pleased to report that there will be no increase in our monthly GCV dues in 2018.

Being able to delay the costly roof replacement (originally scheduled for 2018/19) resulted in savings in our reserves, allowing for reductions in our monthly contributions to the reserve fund, which compensated for a 3% increase in operating expenses, typical for Hawaii.

Thus, for the fourth year in a row you will see no increases in your monthly dues.

Other topics which were discussed included the walkway renewals/coatings and the stairway log bolt replacement project as well as the ongoing negotiations with Spectrum for our bulk TV contract.

Happy Holidays!

**Aloha,**

**Tom Jordan  
President**

### **Important Dates**

February 06, 2018 – Board of Directors Meeting  
February 07, 2018 – Annual Golf Tournament  
February 08, 2018 – HOA Party  
February 09, 2018 – HOA Annual Meeting

## *Welcome New Homeowners*

*# 53 Mr. & Mrs. Jones*

*# 67 Mr. & Mrs. Wallner*

*#120 Mr. & Mrs. Hajjar*

*#184 Mr. & Mrs. Rutishauser*

## **Wailea Update**

- Major sewer work is being done on Wailea Alanui. It is hopeful this work will be completed by Thanksgiving. Sewer work will then commence in Makena and occur until March.
- Construction around the Wailea Blue Course/Clubhouse will include a Steak and Seafood Restaurant. Advertisements indicate the restaurant will be ready for tenant occupancy by May 2018.
- The County has planned a sidewalk from Wailea Ike Place to Wailea Alanui and is completing plans this month. WCA is indirectly paying for the sidewalk and will seek monies back from the developer at a later date. Anticipated timeline is to begin construction in Spring 2018.
- WCA will construct a community center at the top of the hill on the vacant parcel used for event parking. An excellent addition that may be used for our Annual and Board mtgs.

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Did you know that the arrival of Jellyfish on south facing shores happens most frequently about eight days after a full moon? The problem usually persists for about three days. If you are here during an invasion check with the lifeguard and carefully check the beach for any jellyfish that may be present.

## **APPLIANCE REBATES AND RECYCLING**

There's nothing better than having someone give you money! Hawaii Energy offers rebates to get rid of your old appliance as well as on the purchase of energy-saving appliances that are Energy Starr qualified. Rebates are available to residential electric utility ratepayers. They may even pick up those appliances that qualify for a rebate. They are available on a first-come, first-served basis and are subject to availability of funds, restrictions, and/or change. You can contact Hawaii Energy directly at 808-537-5577 or [hawaiienergy.com](http://hawaiienergy.com).

## **Hawaii Civil Defense**

A siren blared across Hawaii on Friday December 1<sup>st</sup> for the first time since the end of the Cold War. This change was done in an effort to prepare residents and tourists for a possible nuclear attack from North Korea.

Hawaii is the first state to bring back the Cold War-era warning system. The wailing siren sounded for a minute after the usual testing of the steady alert for tsunamis and other natural disasters that Hawaii residents are used to hearing.

This will be done on the first business day of each month until further notice. Don't be alarmed on your next visit by this new sound and duration of the warning system.

## **Manager's report**

Aside from the routine maintenance of the buildings the Board approved a couple of special projects in 2017.

The cement stair tread reinforcement project was completed this summer. This project had very few issues and was done on time and well within budget.

Another large project is the resealing of the walkways leading to units 1-56. The sealing is done and will prevent water damage. Some of the esthetics are not the finished product we expect. So, the project will continue until we achieve our goal.

Exploration has begun for a process that will improve the appearance of the cement throughout the complex. While researching products there will be corrections made, as needed, to some of the sidewalks, entries and curbs.



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