

Grand Champions Villas

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PRESIDENT'S CORNER

Aloha Fellow Homeowners,

As 2021 comes to an end, we leave behind another year with unique challenges due to the COVID pandemic. We all had to follow various restrictions that changed our lives significantly in order to protect ourselves, our families, and our community. Those of us who depend on short-term rentals had to absorb significant revenue loss.

It has been difficult for everyone but the board, our dedicated staff, and homeowners are pulling through these difficult times working together. We are hoping that the worst is behind us. During this time, our staff has been able to adjust to the changes and challenges that have come up. We are very fortunate to have this dedicated crew of Toni, Marnie, Richard and Scott.

Our financial position is sound with significant amount of cash in our reserves. We have two major projects coming up: roof replacement and painting of the externals of the buildings. We have sufficient money in our reserves to fund these projects. The committees headed by Jennifer Ireland, Howard Lichtman, and Mark Smith are working with several vendors to select the best products, the best vendor, and the best timing for roof replacement and building painting. The timings of these projects are important for our owners. Rest assured that we will work with you very closely and provide significant advanced notice to enable the owners to properly plan for the impact on their units. Neither of these two projects is imminent; it will take us some time to make careful decisions and sign contracts. Watch this corner and the emails you will receive from me for updates on these projects.

We have a wonderful team, and I look forward to working with the board of directors, our staff, and homeowners to enjoy a superb 2022 together.

Wishing you health and happiness in the New Year.

Brian Banks
President

Wailea Update

- The fire hydrant installation has been completed at the AC Hotel.
- Discussions are still in progress about the crosswalk on Wailea Ike Place and Wailea Ike Drive.
- Zoning changes has been approved for the Honua'ula Property above the Wailea Hotels and next to Maui Meadows. The 670 acres are now in the process of planning with estimated 1100-1400 units including 238 affordable housing and 125 reserved for Wailea employees.
- The Wailea Community Center has all its approvals from the county to begin the 3200 square foot project in the upper portion of the event parking lot next to Ekolu.



Flooding

Monday, December 5, 2021 reminded Maui that intense rain equals floods and dangerous conditions. Even our own Grand Champions Villas experienced the deluge of run off water jumping our retaining wall at two points of our property. Luckily, no significant damage was done and Moe's landscapers were able to work quickly and efficiently to remove much mud, vegetation and even two large trees to prevent a repeat as rains continued throughout the week. Our wall has been evaluated and no impairment has been done to the integrity of the wall.

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Congratulations New Owners:

008 – Ronald & Becky Slayton
079 – Annia & Dominic Marteliaro
133 – Michael Nolan Walker

Pest Control Reminder

Units that are not treated for the regular quarterly service are not eligible for free retreats. Please be aware of this moving forward as our pest control has been very forgiving with the retreat services.

Next Treatment: January 12, 13, 14

Mai Tai



Ingredients

- 1 1/2 ounces white rum
- 3/4 ounce orange curaçao
- 3/4 ounce lime juice, freshly squeezed
- 1/2 ounce orgeat
- 1/2 ounce dark rum
- Garnish: lime wheel
- Garnish: mint sprig

Steps

1. Add the white rum, curaçao, lime juice and orgeat into a shaker with crushed ice and shake lightly (about 3 seconds).
2. Pour into a double rocks glass.
3. Float the dark rum over the top.
4. Garnish with a lime wheel and mint sprig.

Manager's report

It has been said that Hawaii doesn't have seasons because the year-round temperature doesn't vary much more than 15 degrees. Instead, there are weather patterns: summer and winter. I like to include Mango Season and Whale Season to make four seasons in Hawaii. There is snow on top of Mauna Kea and chilly breezes island wide, it is definitely "sweater-weather".

Crossing our fingers that the AOA will be able to have the Annual Homeowners Party in 2022. We may need to switch up the venue a bit and test our creativity to have a safe and fun experience. Some thoughts are, to have the party outside of the pool area so there is more room to mingle while practicing social distancing. Possibly have a food truck to avoid our general buffets which are not a good idea due to the pandemic. We should know by mid-January if the party can take place, we'll keep you posted.

A lot of units have been sold over the past year, while we welcome our new owners. We will miss the owners that have moved on. Many changes have occurred with new Board of Directors Members which has made a welcome contribution of new experience and knowledge. There has been an increased number of owners volunteering to run for the Board and more interest to participate on Committees. All good signs for the future of this complex.

Mahalo, Toni Fowler



**MAHALO from the GCV Staff,
Toni Fowler, Resident Manager
Marnie Jenkins, Office Manager/Editor
Richard Delapinia, Maintenance
Scott Crane, Maintenance**