

Grand Champions Villas

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PRESIDENT'S CORNER

Aloha Fellow Homeowners,

I hope the last newsletter of the year finds you and your loved ones in a festive mood in this holiday season.

Annual Budget and Monthly Fees

The Board continues to work hard to sustain the luxurious conditions of our beloved Grand Champions Villas while keeping the monthly fees at an affordable level. On December 1, you received a notice with your 2023 monthly fees. Our fees went up by **6.1%**. Considering that inflation at the national level is 7.2% (and higher in Hawaii) and we are about to embark on a multimillion dollar project to replace our roof, this modest increase is a result of careful financial planning by our current and past boards.

Many thanks to our Resident Manager Toni Fowler and Treasurer Mark Smith for their assistance with the budget and management of our finances.

Roof Replacement & Building Painting Project

Upon concluding our due diligence (conducting research, references, cost analysis and a rigorous bidding process) over the last two years, we have reached a significant milestone with selecting the roof material and the contractor to complete the project. This will be the most important and costly project Grand Champions Villas will undertake to date. After completing an in-depth budget analysis, we anticipate no need for a special assessment to execute the project in its entirety. A contract will be signed by the end of December 2022 and planning is underway for a May 2023 construction start date. We are empathetic to the impacts this project will have on our owners and are committed to providing frequent communication. We will send all owners a preliminary schedule with a broad outline of when each building will be worked on so owners can plan accordingly. Once the roof replacement is underway, we will assess timelines and budget for the building painting project.

Many thanks go to our Vice President Jennifer Ireland. She has been working diligently on this project from the start. We would not be at a position to sign a well-thought-through contract without her work.

Best holiday wishes to you and your families.

Brian Banks, President, Grand Champions Villas

WAILEA UPDATE

1. New Restaurants: OAO, is a new Sushi Bar/Japanese restaurant at the Gateway Center, open 5 to 10pm. Those waiting for permits: 1) Shops of Wailea – Wolfgang’s Steak House and Island Vintage Coffee, and 2) Village Center – 1111 Nikkei Sushi and Kohola Brewery.

2. The Okolani/Piilani Traffic Light: This is scheduled for February 2023, WCA is trying to coordinate that with repairs to the sinkhole for minimal impact to traffic.

3. The Honualua (670) above Wailea: More needs to be done before they begin, including the widening of the Piilani Highway in this area. Estimation is 3 years away. This time frame gives WCA time to work with them on matters of importance.

4. Wailea Ike Place/Ike Drive Crossing: New warning signs were inserted and approval of installation of a flashing crosswalk is hopeful.

Congratulations New Owners
Unit 021 – Edward & Fiona Dinan
Unit 110 – The Forts
Unit 166 – John Ellis

MANAGER'S REPORT

From all of us to all of you; Wishing you a very happy and healthy holiday season and a Prosperous New Year. Thank you for all of your support in 2022 and we're looking forward to a fantastic 2023.

Aloha, Toni Fowler

MAHALO from the GCV Staff,

Toni Fowler, Resident Manager

Melonie Fernandez, Office

Manager/Editor

Richard Delapinia, Maintenance

Scott Crane, Maintenance