

Grand Champions Villas

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November 2015 * Newsletter * Volume 19 * NO 5

PRESIDENT'S CORNER

Dear Fellow Homeowners,

I am pleased to announce that the Board, at its November 5, 2015 meeting, approved next year's budget, which leaves the monthly Association dues for 2016 unchanged. In spite of the usual, annual 2 % to 3 % cost increases in utilities, insurance, workers comp etc., a surplus generated in 2015 thru cost savings, good management practices and some project delays will be able to cover next year's cost increases. Therefore, there will be no need for a dues increase in 2016.

High-speed fiber optic wiring is presently being installed in all units to carry Hawaiian Telcoms new high-speed internet service to Grand Champions. In another bit of good news, we have been able to negotiate an increase in the subsequent internet transmission speed from the original 20 Mbps to 100 Mbps for all units, without any additional cost to the homeowners. Completion date and start-up is now scheduled for February 1, 2016.

There have been an increasing number of complaints about smoking on the lanais and the smoke drifting into adjoining units. The Board therefore decided to put a non-smoking rule for all the GCV lanais (a limited common element) to the vote by the membership. Next year, together with the proxy statement leading up to the February 5, 2016 Homeowners meeting, you will therefore find a ballot addressing this issue. Please be sure to vote "yay or nay", on making the lanais a non-smoking area, so that the Board can reflect the wishes of the ownership.

With all the lanais retiled, the railings and entries painted and the buildings power washed, Grand Champions Villas is looking great and going full of confidence into 2016.

Happy Thanksgiving,

Tom Jordan
President

Welcome New Homeowners

#15 – Janine Coughlin & Da-Yung Wang

#21 – Richard & Kathy Warner

#45 & #48 – William Yeh

#156 – Dave Virga

Tree Removal & Trimming Policy

Advance Landscape, trims the trees located on property twice a year. Any owner requesting a trim or removal of a tree must go through an approval process.

The requesting owner must request approval from 75% of the owners that would be affected. Once the 75% is met, the proposal will be brought to the Landscape Committee for a recommendation to the board for action.

If the tree is deemed detrimental and/or adversely affects the property integrity, the cost will be borne by the AOA. If the tree does not fall into this category, all tree removal, costs will be borne by the requesting owner.

Grand Champions Villas Website 

Please visit grandchampionsvillas.com, for specifications and remodel forms. The GCV website also includes financial information as well as, newsletters and an Owners Section.

Manager's Report

Our 2015 construction window is ending on December 15th. The painting of the lanais and entry rails is almost complete. Kawika's Painting crew will be coming around one more time to touch up and complete some missed areas and some incomplete railings. Please let us know if you have any specific concerns on your lanai or entry.

For those of you in buildings 1-6 (units 1-56) that have the raised walkways (no tile) we have resurfaced a couple of entries as a prototype. We want to improve these entries and the solutions are limited. If possible, please stop by to look at the entries to units 39-40 and 49-50 and let us know what you think.

Upon inspection of the buildings, it is obvious that many units have clogged dryer vents. This is not only a fire hazard it also reduces your dryer's efficiency and increases your electric bill. If you have not been maintaining your dryer vent and want help from a professional, we recommend calling the only certified dryer vent cleaning service on Maui, Shakasweepers LLC at 808-264-1242. The service fee is \$75 and if the connector hose is plastic, torn, damaged or crimped the cost to replace it is \$10.

Mahalo,
Toni Fowler
Property Manager

Pool Code

Grand Champions Villas has two pools located on property, which requires a code for access.

The Association office has provided the access code (8080) to all owners and rental managers, and has asked that they provide their guests with the code for the pool(s).

If a guest asks the GCV staff for the code to the pool(s), the guest will be directed to the owner or the rental agent that they rented the unit through.

Important Dates

February 2, 2016 – Board of Directors Meeting

February 5, 2016 – Homeowners Annual Meeting

Annual Homeowners Party 2016 – TBA

Annual Golf Tournament 2016 - TBA

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

