

MAUI LEA TIMESHARE GM'S REPORT

Aloha and welcome from your General Manager and his team! We are continuing to be very busy in doing what it takes to maintain the integrity of the property to meet our owners' and our guests' expectations. I would like to provide an update of what's been done.

- Painting of all 76 units has been completed
- All room carpets have been installed
- New sofa sleeper and recliners have been installed
- We have installed on the dining table and coffee table of all units a nice fresh tropical-looking silk flower arrangement. All the rest of the flowers in the unit have been discarded as they were worn and dated and in need of an update.
- Kitchen light and ceiling fans have been installed in all units; this should alleviate concerns brought forward in the past that kitchen areas became unbearably hot in the summer and fall months.
- We continue to do ongoing general cleaning and use of Orange-Glo cleaner to bring back the luster of the woodwork and Howard's Restor-a-Finish on nicks and scratches to provide an updated, fresher look
- Sharpening of butcher knives and paring knives in all units is ongoing by in-house staff; these are replaced as needed
- We are continuing on an ongoing basis to do kitchen inventory in all units
- Replacement of lanai carpets is being done as needed with a more upgraded lanai carpet that is not only more visually appealing but more durable and will last longer
- New King and Queen Bed pillows are being replaced as needed
- We have replaced the stove in unit #2, and the refrigerator in Unit #5. When replacements are warranted, we ensure they are more energy efficient models
- Replacement of lampshades is being done as needed
- Replacement of water heaters in units is done as needed. As water heaters are the biggest consumers of electricity, we ensure they're replaced with more efficient heaters that use less energy
- Continuation of general maintenance of units while not occupied
- Replacing of lanai screen doors as needed
- Refurbishment of lanai tables and chairs as needed

Once again, we would like to thank the Board of Directors for their support, and for always continuing to find ways and means to uphold the integrity of the property.

Respectfully submitted,

Dennis Costa, General Manager

MAUI HILL AOA GM'S REPORT

We would like to inform you of what we have done in the past quarter at the beautiful Maui Hill Resort. As you can see, we continue to remain busy and proactive in doing whatever it takes to maintain our excellent reputation in the industry.

- We have done extensive tree trimming throughout the property, including the oleander hedge by units #1 through #35, the mango tree, monkey pod trees, African tulip trees, as well as the rubber tree across from the office. We are also getting proposals to do the 36 coconut trees, 12 Washingtonian trees, and the signature tree by the pool; there is a concern that the limbs are overgrowing and the tree will collapse under its own weight. Some branches are rotten and need to be trimmed, especially one major branch. We have consulted an arborist who has recommended we taper the tree to remove the dry limbs as soon as possible for safety as well as aesthetic reasons. We had to cut down one of Washingtonian trees by the side of units #21 and #22 as it was dying and presented a safety hazard.
- We painted all the parking lot lines, curbs, bumper stops, and speed bumps. As well, we have painted all existing directional signs throughout the property to make them stand out more clearly, and installation of the building numbers throughout the property was completed.
- We are painting hallway landings throughout the property and in hallways that required an update.
- Throughout the 12 buildings we had in-house personnel power wash any areas where the stucco was showing signs of red dirt as it was unsightly; it now has provided a clean, crisp look and a more positive impression. We will paint the stucco on the bottom of the walls that need to be addressed by our in house staff to give this area a fresh look.
- We have completed the 6-foot chain link fence with the green slats woven between the links up by the Housekeeping and Maintenance building at the top of the property. We have also completed the hollow brick wall in this area, as well as painting the housekeeping building. This entire project has provided not only a more appealing look but also privacy for both ourselves and our neighbors, who have commented favorably on the finished result.
- We will be replacing the grounds men storage shed before the end of our fiscal year, as well as doing some rearranging of the area to make it more efficient for our maintenance crew. We have added an exit door to the housekeeping building, as this was previously a concern in case of fire.
- We have added five designated smoking areas, because we found that some guests were smoking less than 20 feet away from the building. These five areas are located by the recycle bins and trash containers, and are clearly marked with red lettering.

- We have also added some fencing between ourselves and our neighboring property Maui Kamaole which has helped to discourage people trespassing onto our property; we will be adding more fence if people continue to trespass as needs dictate.
- We have repaired the cracked sidewalk by units #131 and #134.
- Extensive repair work to deteriorated lumber of the stairs and support beams was done by units #1 and #2.
- In addition, the hallway by units #44, #61 and #64, #87-#90, and #103-106 was replaced. We will continue to replace lumber as needed throughout the property, and are hoping to have the majority of deteriorated lumber replaced within a year's time.
- We dethatched the grass on the putting green grass and in front of unit #47; this is seashore grass that is PGA golf-course quality. Dethatching must be done yearly to prevent the roots getting too thick, which affects the smooth rolling of the golf balls.
- We continue to change the plantings in the island by the office on a seasonal basis; many favorable comments are received by returning guests that it is always different and they look forward to seeing the constantly changing display of tropical foliage.
- We have upgraded the landscaping by Units #103-#114 to make it more colorful and aesthetically appealing in this area.
- We have replaced hallway carpets throughout the property.
- We have adjusted lights in the hallways and walkways with the change of seasons to save electric costs.
- We have replaced the pool door due to weather damage and a leak through the rock wall.
- I am pleased to report that out of all 52 Aqua-Aston properties, Maui Hill has recently been awarded the top safety award; the plaque is proudly on display in the office for all to see.

Again I would like to thank the Board of Directors for always thinking of ways to maintain the integrity of the property, and for their support of ongoing improvements each year as well as gradual improvements throughout the year. I truly appreciate your support.

Respectfully submitted,
Dennis Costa, General Manager

MARK YOUR CALENDAR

Below are the board and annual meeting dates. Future meetings will be scheduled at the Organizational meeting after the September annual meetings:

AOAO Maui Hill
September 15, 2016 – Annual/Board (Maui)

Maui Lea Time Share Association
September 14, 2016 – Annual/Board (Maui)

BUDGET FOR FYE 6/30/2017

I would like to inform you of the budget outcome at the Board of Directors meeting held in April, 2016.

After many hours of painful discussions by the Budget Committee of Richard Endean, Robert Jacalone, and myself (Bill Petro) with the help of Maui Lea General Manager, Dennis Costa and Vice President of Condominium Administration Ruth Okada, we presented the draft of the FY17 budget to the Board.

At the April meeting, after a brief discussion, the final draft of the budget was presented to the Board, and to the Owners present at the meeting. The budget was approved as presented.

The biggest concern is the overall increase "around 29%" of the Real Property Tax Assessed Values on the Maui Hill units by the County of Maui. We are appealing the increase (for the 1 & 2 bedrooms only), however even if we get some relief, the first and possibly the second installment of the real property tax will have to be paid at the higher values.

Maui Hill is also making significant improvement of the Internet Service, and also looking at the possible extension of the Land Lease.

We have been doing many improvements to Our Resort, and would like to continue with that as much as "financially" possible. The Renovation Committee is working on that Task.

The bottom line, as much as it pains us, we must increase the Maintenance Fees by the following:

A \$10.00 quarterly increase for the 1 bedroom units, and a \$12.00 quarterly increase for the 2 & 3 bedroom units adjusted proportionately for the ZZ units.

If you have any questions on the budget, feel free to contact me.

Sincerely,

Bill Petro
Budget Committee Chair

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SUMMERTIME ACTIVITIES AT MAUI HILL

Lobby Activity desk is your convenient way to book tours, dinner reservations, and golf tee times. Dining coupons and information on the latest new stuff are easy to get! Attend the poolside (first morning only) 'briefing' to learn about the various tours at discount prices. To guarantee availability, please email or call in advance. For example, OLD LAHAINA LUAU sells out 60 days ahead!

TE AU MOANA, the nearby luau at Wailea Marriot, is performed on the roof while the grounds are being renovated. You will feel like you are on a ship with the ocean and Haleakala Crater views all around!

Retail price is \$110, but you pay \$92, which includes fresh orchid flower lei, premium drinks, Polynesian buffet, and exciting show.

QUICKSILVER, the double deck power catamaran, has a sunset dinner cruise. Retail price is \$90, but you can get it for \$68! This vessel also offers snorkel trips daily to the world famous MOLOKINI CRATER, with extra features such as waterslide, large main deck restrooms, glass view window, and a BBQ lunch! Kids 6 years old and under are free.

LANAI ISLAND is another great choice for a getaway day!

TRILOGY is a third generation trimaran (vessels with triple hulls, as opposed to the twin hull catamaran) with van tour and BBQ, plus beachside snorkeling on this private Island. Weekdays only from Lahaina Harbor 10am-7pm! \$205

Promotional rates on ULALENA, the beautiful play all about Maui, performed on Mondays, Tuesdays, Thursdays, and Fridays at 5:00 pm, in a \$10 million theatre, and/or BURNIN LOVE, (Elvis reborn!) at 7:30pm (same nights) are not to be missed.

There is only one 1500 acre pineapple plantation left! You may enjoy this tour in Hali'imaile, at 9:00 am or 11:30 am. That includes van tour through fields and complimentary tasting plus gift box!

Lunch at Hali'imaile General Store is also an option for \$80

There are so many fun things to do here.

Hope to help you!

Donya
808-879-6321 Ext 5104
donya@hawaiianstyleactivities.com

HOMEOWNER'S SERVICES

Questionnaire Guidelines:

Let's go green! Your owner's questionnaire can be submitted online via our web site: www.mauilea.com. You only need to submit it once for the current year unless your plans have changed.

If you are travelling with guests, please don't register them until you arrive on property.

For owners that are not coming but are sending guests in their place, please be sure to register them in writing via your questionnaire or an email prior to their arrival. This will avoid them showing up unannounced and creating a check in problem for your guests. Once we have your their names, you will be mailed, or emailed a confirmation letter which will include the resorts surcharge fees and the states taxes. These fees will be due upon check out.

Owners have the following options each year on how to best utilize their timeshare intervals:

- 1) Use the time you own.
- 2) Bank / Exchange it. We have two affiliated exchange company's: RCI www.rci.com TPM www.tpmaui.com
- 3) Send a guest in your place.
- 4) Rent your time. You may fill out a rental application on line: www.mauilea.com

(Rentals are never guaranteed, you have the option to bank it 90 days prior to your start date)

Keep in mind that as an owner, you must authorize the use of your week each year. This form allows you to register your guests, or to let us know if you will be using your time. To bank your time or list it for rental you will need to contact these sources directly.

Keep in mind that if you don't use it, bank it or list for rental and it sits open, you have lost it! Planning in advance is always helpful no matter what you decide to do with your week(s).

Maui Lea Time Interval Owners Association
June 2016 Newsletter

If you have moved or changed your contact information, please update us. You can do this on the web site: www.mauilea.com.

If you have any questions about your ownership options, please feel free to contact me.

Aloha,

Nancy Benson (B) R
Owner Services and Resale's
www.mauilea.com
nancyb@mauilea.com
(808) 879-6321 ext. 5102

SALES UPDATE

Lea Properties LTD is the onsite real estate company for the Maui Hill Resort. We specialize in timeshare resales and whole ownership unit sales.

We have created a new web site! Please visit us at: www.mauihillsales.com

If you are an interested buyer, you will find a list of units and intervals for sale.

If you are a seller, you will find answers to your questions and all the forms you need to complete to list your unit for re-sale.

Please contact us if you would like to purchase or need assistance in selling.

Tom Von Rosen (PB) 808-879-8802 email: mauihill@maui.net

Nancy Benson (R) B 800-345-7301 or cell: 808-298-3954 email: nancyb@mauilea.com

Sharon Paley (R) 800-345-7301 email: Sharon@tpmaui.com

We hope to hear from you soon.

Aloha,
Lea Properties Sales Team

MAUI LEA ASSOCIATION INTERVALS FOR SALE

Maui Lea would like to remind all of our owners that the association has inventory for resale. Prices are very reasonable!

To receive a list of what is being offered please contact one of our sales representatives with Lea Properties, or go to the following website to view our inventory: www.mauilea.com

TRANSFER OF TITLE AND DEEDS

Your Association would like to remind you to consider adding another person to your title which may prevent problems in future ownership issues.

Maui Lea works with Old Republic Title & Escrow of Hawaii. They are very familiar with our property and can assist you in transferring or adding someone to your title. We cannot stress to you enough the importance of keeping your title updated. Taking the necessary steps now can save your family heart ache and money in the future. Please note that there is a cost for this service.

Please contact them at:

Pro-Docs Hawaii

Grant Ono • gono@hawaii.rr.com

P.O. Box 1 • Aiea, HI 96701

Telephone: (808) 551-1448 • FAX: (808) 487-3627



QUESTIONNAIRE

This questionnaire is for informational purposes only.

To bank your week with an exchange company please contact them directly.

Name: _____

Phone (home): _____ Phone (work): _____

Your Unit Number: _____ Interval Dates: _____

And Unit Number: _____ Interval Dates: _____

**We kindly request you do not exceed the occupancy limit of your unit.
One bedroom sleep 4 Two bedrooms sleep 6 Three bedrooms sleep 8**

My plans for the year _____ are as follows:

- We will be using our time and the total number in our party will be _____
- We have authorized our guests to use our time, please register their names at the Front Desk

Guest Names: _____

- I have or will deposit my time with RCI, by calling (800) 338-7777
- I have or will deposit my time with TRADING PLACES MAUI, by calling (800) 345-7301
- I have or will put my unit up for **RENT** with Aston Hotels & Resorts, by calling (808) 879-6321
- I want assistance with my options, please contact me at phone: _____

In case of an emergency while you are at the Maui Hill, please supply us with a name and number of a contact person:

Emergency Contact Name: _____

Telephone Number: _____