



October 2018

Aloha Fellow Kahana Falls Owners:

Enclosed are the annual billing statements for 2019, the operating and reserve budget for the same period, and the Assessment Billing and Collection ("ABC") Policy.

The annual maintenance fees will increase by a modest 4.5% for 2019. Maintenance fee increases reflect typical increases in the resort's costs and expenses, less predictable costs such as foreign tariffs, and of course the rising costs for resort upgrades and refurbishment.

I am happy to relate that the Board has approved reserve expenditures of over \$1.3 million in 2019 for such upgrades and refurbishments. Among the more notable outlays are for drapery replacement, additional flat-panel TVs and stands, and of course the ongoing bathroom remodel project.

I am also pleased to announce that effective January 1, 2019, Kahana Falls owners and guests will no longer be charged for electricity or utility usage. Unlike at most other Maui timeshare properties, your Board of Directors has resolved to not charge resort fees, internet fees, parking fees, or destination fees.

However, to remain solvent and to align our policies with a rapidly-growing percentage of timeshare and condominium rental properties, Kahana Falls will begin charging a cleaning fee effective January 1, 2019. The fee structure for the cleaning fee ranges between \$60 and \$120, depending on the unit size.

The net result of the elimination of the utility fee and the implementation of the cleaning fee is anticipated to result in an increase of from \$0 to \$3 per day for owners.

Payment and Newsletter Information:

There is a three percent (3%) discount if your payment is made by check/cash and is received by January 1, 2019. **Please note that the prompt payment discount is not offered for payments made by credit or debit card.** The association incurs additional charges when payments are made by credit or debit cards, so cash/check payments are always encouraged.

Please see the insert enclosed for assessment and discount information for both associations.

If you are unable to pay by cash/check, you can pay by credit or debit card either online at www.kahanafalls.com/pay or by calling TPI at **866-889-9369 ext. 1**.

We want to remind you that the newsletters are available in the Owners Corner section of the Kahana Falls website at www.kahanafalls.com/owners.

To request a printed copy of the Kahana Falls newsletter, contact TPI's owner services department at **866-889-9369 ext. 1** or email ownerservices@tradingplaces.com. The resort will also have copies of the newsletter available.

Mahalo to the budget committee, our on-site management team, and TPI for their hard work in preparing this budget and helping to maintain the quality of the facilities and services you have come to expect.

Please contact us if you have questions.

Sincerely,

Dr. Jesse Arman, President
Kahana Falls Association of Apartment Owners and Interval Owners Association