



Newsletter

Fall 2012



Trick or Treat will be Wednesday October 31st, from 6:00 PM until 8:00 PM. Parents, please accompany your children, and DRIVERS PLEASE REMEMBER TO WATCH FOR THE CHILDREN.



The Holidays are just around the corner and we'll be getting ready for our "Ko Olina Hillside Villas Pot Luck Holiday Party." There will be food, crafts for the kids, door prizes, and more. Be on the look out for your invitation coming soon.



RECYCLING IS COMING SOON!

We are in the process of starting a recycling program. This is something we've all been asking about and waiting for.

In the next couple weeks I will be sending out notices letting everyone

know when they can pick up their recycling containers.

We will be recycling:

- **Aluminum Cans**
Aluminum soft drink and other beverage cans. Use the magnet test. (If a magnet sticks, the can is NOT aluminum).
- **Cardboard**
Corrugated shipping boxes only.
- **Glass**
Glass food and beverage containers. Rinse. Remove lids. Labels are OK. No light bulbs, Plate glass, ceramics or any glass that is not a container.
- **Newspapers**
No magazines or other paper products.
- **Plastic Bottles**
Rinse. Remove lids. NO plastic wrap, plastic bags, Or other plastic.
Beverage only
Clear plastic soft drink bottles, water, juice and milk jugs.
or
All narrow neck bottles, including beverage and household products. **No plastic that has contained** automotive fluids or garden and lawn products.

There will be more information accompanying the notices.

IMPORTANT NOTICE

Commercial Vehicles & Oversized Vehicles (Due to strict fire codes) will not be permitted to be parked in ANY of the driveways.

(An oversized is a vehicle that overhangs the driveway onto the roadway whether it is a commercial vehicle or passenger vehicle.)

Ko Olina Hillside Villas House Rules State:

Commercial Vehicles: Commercial vehicles shall not be parked in plain view overnight without prior approval and a permit issued by the Resident Manager. A commercial vehicle as defined by Ko Olina Hillside Villas, is a vehicle that is not designed for regular passenger use.

Ko Olina Community Association Rules State:

Parking of **commercial vehicles**, boats, or other Watercraft, or trailers in places other than enclosed areas screened from view (provided, construction, service and delivery shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a unit or the common areas) There is additional parking in Ko Olina Resort.

Please contact the Ko Olina Golf Shop at: 808.676.5300 (ext. #5) for more information.

Any one still parking an Oversized or Commercial Vehicle in view after October 22, 2012 will be subject to fines or vehicles being towed off the property.

Contact Information

Resident Manager: Frank Tabet

Office: 808.680.0208

Fax: 808.680.0757

E-mail: frank@koolinahillsidevillashawaii.com

Web Site: koolinahillsidevillashawaii.com

Association Rule Enforcement

Rule enforcement in community associations plays a critical role in helping to protect and enhance home values.

Homes with Violations Encourage Other Homes to Decline to Same Level

If an unkempt home in our neighborhood is not brought into compliance, there is a very high risk that other units or homes will decline to the same level. Unkempt neighborhoods are more likely to attract investors looking for a deal, rather than buyers in the market for a new place to live in. Curb appeal is especially important in today's real estate market because it prevents prospective buyers from finding reasons to bargain on the home's price the minute they drive up to the property. No matter what a seller does on the inside of the property, if the outside does not attract the buyer, it is unlikely that there will be an emotional connection, which is critical to selling the home faster and at a higher price. The negative effect is even worse if the other homes in the neighborhood are well maintained.

"It's Not Personal"

Rule enforcements are for protecting thousands of dollars in property values for all owners. It is not personal, enforcement is required under the association's governing legal documents. Homeowners often misinterpret the purpose of what an association is about. A planned community is created for homeowners to preserve and maintain their home and property value. With that in mind, rules are set in place so that everyone can abide by a set of rules and requirements. The community association's duty is to enforce those rules and make sure that they are enforced fairly and effectively. Courtesy letters informing homeowners of a violation on their property is not meant to be offensive, but rather a reminder that they live in a planned community where the value of their investment is protected and regularly monitored." Strict and uniform rule enforcement helps owners earn the highest market value on one of their biggest investments.

House Rules commonly Violated



"Items left outside your doors"



Items left outside your doors or in front of your villa are not allowed. Not only is it unsightly, it's also dangerous, it's against the fire codes, and House Rules. Please store these items in or out of site areas such as your garage.

The House Rules States:

Personal Property. No items of personal property, including, without limitation, baby carriages, bicycles, surfboards, packages, boxes or crates shall be left or allowed to stand on or within any of the common element areas. Articles of any kind left in any of the common element areas may be removed and disposed of at the Owner's risk and expense at the direction of the Board.



"Walking dogs without a hand held leash or allowing your dog outside unattended."

NO ONE is permitted to walk their dog without a hand held leash.

The House Rules State:

Pets in Transit. Pets shall only be allowed on the common elements when in transit provided that they are carried or on a short hand held leash: six feet or shorter. Pets may be exercised or walked on the common elements if such pets are at all times under the complete control of a capable person and on a short leash.

"Picking up Waste from your pet"

The House Rule States:

Waste and Unsanitary Materials. No Owner, Resident or Guest shall permit their pet(s) to produce or cause any waste or unsanitary material or condition anywhere on the common elements. In the event that such waste or unsanitary material or condition occur, Owner, Resident or Guest who is with or owns the pet shall immediately remove and disposed of the waste or unsanitary material.

"Resident Registration"

Registration of Residents. Owners and Residents are required to register with the Resident Manager and receive a copy of these House Rules prior to taking occupancy of a villa apartment. Registration shall include their name, address, telephone number, vehicle information and other reasonable information that may be requested from time to time. It is also the owners responsibly to ensure that their leasing agent(s), if used, register their Residents and all of the residents vehicle prior to occupancy.

"Garbage Cans Left Out"

The Houes Rule States:

Garbage Cans. Garbage cans must be located in the garage at all times except for the following times; from 6:00PM the day prior to a scheduled trash pick-up day to 6:00pm the day following a scheduled trash pick-up day.

"Less Than 30 Day Vacation Rentals"

The House Rule States:

Rental of Villa Apartments. There is a minimum rental period of 30 continuous days for all villa apartments at the Project. These limitations are specified by Law and by the Governing Documents and **will be strictly enforced.**

- a) Renting, leasing, loaning, advertise, or offering to rent or lease a villa apartment for a period of less than 30 continuous days (e.g. daily, weekly or biweekly rentals) is strictly prohibited and will be a violation of these House Rules.
- b) Time-sharing with lease terms of less than 30 continuous days is prohibited.
- c) Using any villa apartment for transient or hotel purposes is prohibited.