



**Ko OLINA
HILLSIDE VILLAS**

Newsletter

January 2013

Contact Information

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STOLEN MOTORCYCLE 2006 KTM 625 SMC License # 385 MVK

Please e mail any information you may have regarding this theft to: KTMstolen@gmail.com or call the Resident Manager

On December 19-20 between 9:00PM and 5:00 AM a motorcycle was stolen out of a garage here at Ko Olina Hillside Villas.

The Aloha Team reported to the HPD that no motorcycle was seen leaving the property and Ko Olina Hillside Villas does not have any video sightings of the motorcycle between the hours of 9:00PM and 5:00AM. Please if anyone hears or sees anything contact the Resident Manager.



RECYCLING IS HERE

Recycle will begin on Friday January 11th, 2012

We've been working with the City and County of Honolulu in order to help reduce Oahu's waste and conserve natural resources.

By following these simple you can help make a difference

Each Villa will receive a recycling container along with a list of items that can be recycled. All recycle containers are to be put out on the curb every Friday along with your trash can. Please place the list for the items where it can be seen by new residents. Lets all do our part for the environment. If you have any questions please call the Resident Manager.



Residents Must Register

Please remember that all residents must register with the Resident Manager. Failure to do this will result in violations and fines sent to the owners, and limited access to the recreation area.

PLEASE REMEMBER

The primary purpose of the House Rules is to protect the property, the safety of residents and guests, and from annoyance and nuisance caused by improper use of the project; and also to protect the reputation and desirability of our property.

VACATION RENTALS ?

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, advertising, 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.

Specific fines for violations of this section: Violation of the above stated restrictions on rentals of villa apartments will result in a written warning notice

First violation- a written citation given or sent to the villa apartment owner and posted on the villa apartment door to alert the resident of the violation

Second and subsequent violations – includes a written citation given or sent to the villa apartment owner (and posted at the villa apartment) along with a fine of \$1000.00 for each violation issued for the same offense. All fines shall be cumulative and may be imposed daily for continues violations. The Board may seek other remedies as provided by Law in order to have the non-compliant homeowner ceases and desist prohibited use violations at the project. All cost of such remedies will be billed to the unit in violation.



MAIL BOX KEYS

The mail boxes here are owned by the USPS, and your keys can not be replaced or copied by the Resident Manager.

If you lose your key please call 671-0369 to have a lock or key replaced.



PET WASTE AN ONGOING PROBLEM

We are continuing to find pet waste on the property. Please! If you see any person not cleaning up after, allowing their pet to run loose or walking their pet without a leash, contact the Resident Manager.

These are all strictly against the House Rules and will result in fines and/or having removed from the pet property.

GUEST PARKING REMINDER

Unfortunately we still have a few residents using the guest stalls for their own personal parking space. Those who have received warnings in the past and are still using the guest stalls are taking a risk of having the vehicle towed without further warning. This is very expensive and can be easily avoided. Please, lets give our guests a place to park.

POOL AND RECREATION USE

The multi-purpose area, the cabana and its respective barbecue area by the pool will be available for Owners and Residents to reserve as follows.

- Reservations are made in writing by completing a reservation request form which is available through the Resident Manager. Reservations are not guaranteed; they are available on a first-come first-serve basis. Reservations may only be requested up to 90-days in advance.
- Reservations are limited to one (1) reserved event per day, for a maximum of (5) hours.
- A maximum number of people will be increased to a total of (20) people for reserved facilities.
- Reservations will not be accepted on any State or Federal Holiday.
- The multi-purpose area will be automatically reserved by the Board, as needed for Board Meetings.

Please remember that without a reservation, each villa apartment is limited to a total of six (6) guest at a time. At no time shall one group monopolize the facilities.