



November 2010

Aloha Poipu Kai homeowners,

2011 BUDGET AND MAINTENANCE FEES

We are pleased to inform you that for 2011 there will be **no increase** in maintenance fees for Poipu Kai Association. Your Board and our staff have worked diligently to increase working productivity and make adjustments to the budget, without disrupting services, all of which have contributed to our ability to maintain our maintenance fees without any increase. Including a bad debt contingency in the budget for 2010 was one measure that allowed us to operate without sacrificing services. We will continue that contingency for 2011.

DELINQUENCIES AND FORECLOSURES

With careful and constant monitoring of our homeowner accounts, Poipu Kai led the way in early intervention and aggressive response to delinquencies. Consequently, we have a low level of current delinquencies and our collective exposure to losses has been minimized.

We recognize that some owners may still be having difficulty managing their maintenance fee payments due to various circumstances. However, Poipu Kai is only able to operate from those maintenance fees. We have a fiduciary responsibility to maintain the property in order to protect the investment of all owners. Much as we regret having to do so, we have a collections protocol that includes moving delinquent accounts to our attorney after multiple notices to delinquent owners. If you find yourself in this situation please respond to the notices **before** we send the account to the attorney. We may be able to work with you. If you do not follow through by responding to the notices, we have no choice but to turn to the attorney. By regulations of the Fair Debt Collection Practices Act, once the attorney is involved, Certified Management and Poipu Kai Association can no longer discuss the matter with you.

LONG RANGE PLANNING

A task force was created by your Board to consider future capital needs for Poipu Kai. Included in the charge to this task force is the use of the fines collected from the delayed completion of Regency Villas II. The task force will recommend to the Board how the funds will be used to benefit **all** Poipu Kai homeowners while looking at potential future improvements.

BREAK INS

Paradise has changed along with the state of the world. South shore resorts, condominiums and homes are experiencing increased theft from break-ins at unlocked premises. Please lock up when you are away and notify your guests and renters to do so also.



TENNIS CLUB

For the convenience of members, a suggestion box will be installed at the tennis facility. Please put your concerns in the box and remember to be courteous to the tennis attendants and sign in whenever you play. Our tennis attendant employees cannot make exceptions or changes to policies.

CHARITY TENNIS TOURNAMENTS

There have been five charity tennis tournaments at Poipu Kai Tennis Club this year. Proceeds were donated to Kauai United Way and Toys for Tots. Tournament coordinators, Krystyna and Herb Noe organized and ran the tournaments with great success. The Grand Hyatt Kauai and Kauai District Tennis Association (KDTA) shared in the sponsorship of the events.

COMMUNITY DONATIONS

Poipu Kai Association, as an affected community member, has recently made donations to three worthy South Shore projects: Poipu Beach Nourishment Study, Poipu Beach Park playground replacement, and Ala Kinioki/Poipu Road intersection improvement.

POIPU ROAD INTERSECTION IMPROVEMENTS UPDATE

Improvements by the county to the Ala Kinioki Road/Poipu Road intersection continue. Following preliminary safety improvements made last year, other safety measures are planned to follow current landscape work. Poipu Kai's donation to the project will include a contribution to shared maintenance of the landscape.

BOARD OF DIRECTORS ELECTION

At the PKA Annual Meeting on April 30, 2011, two positions for director will be filled. Please give consideration to serving the association, and if interested, contact Patrice Asuncion for further information.

We continue to appreciate your letters and comments. Feedback helps us to improve, and we continue to appreciate your compliments.

With warm aloha,

Sue Sucher, President
Poipu Kai Association