Ka Leo `O Lawai

"The Voice of Lawai"

The Newsletter of *Lawai Beach Resort* Spring 2023

2023 Election Results

Congratulations to returning incumbents who were re-elected for three-year terms:

Alii:	Thomas Babcock
Coral:	Clifford Buck
Lika Lani:	Michael Harrow

Welcome and congratulations to our new directors:

Banyan:	Dr. Julie Evans
AOAO Whole Owner:	Richard Takach

Board of Director Officers are:

Lawai Beach Resort

President:	Thomas Babcock
Vice President:	Bruce Blohowiak
Treasurer:	Michael Harrow - AOAO
Treasurer:	Edward Kent - TSOA
Secretary:	Mark Shepard
Asst. Secretary:	Clifford Buck

Lika Lani

President:	Bruce Blohowiak
Vice President:	Mark Shepard
Sec/Treas:	Michael Harrow

Parking Wars!

The Beach House was granted parking of 50 stalls and non-exclusive vehicular access on the Lawai Beach Resort property. These are located from the east entry to just around the corner of Banyan. At 2 p.m. each day, these stalls are coned for their use until the end of their business day, about 10 p.m.

If it is coned, please do not remove it or run it over (sadly, this has been occurring). If you are returning to the resort and the stalls are coned, parking is available on the backside of Banyan or in the garage.

In addition, they also have a lease of 10 stalls in the garage which we have recently labeled.

Your cooperation in our efforts to be good neighbors is greatly appreciated.

Allerton Beach

Editor: Sherrie Chan Email: s.chan@lawaibeach.org

General Manager's Message

Noe Hookano
General Manager
Lawai Beach Resort
5017 Lawai Rd.
Koloa, HI 96756
(808) 240-5158
n.hookano@lawaibeach.org

My topic is booking RESERVATIONS!

We have made many strides over the past thirty-six years. We went from being completely manual (Patsy blocked rooms on a large chart of rooms, then erased to move things around). We eventually got computerized, on a DOS system, WHEW! And we have progressed to new software and faster computers. WOW!

BUT there are still some things that have not changed. We continue to accept requests by email, fax, in person or snail mail. Yet, each week at the owners meeting, we get the same following questions:

Why can't I see what is available and book it online? *Our units are assigned to specific arrival days (Thursday, Friday or Saturday). Our system is not able to recognize the day, just the date.*

For example: I request March 6, 2025 and it is a Thursday. The system will display all the vacancies on March 6th, including the Friday and Saturday units. If you choose a unit that is scheduled for Friday or Saturday arrival, we now have a broken week. This creates a lost use for someone within the year.

Why don't owners with multiple weeks have priority when booking? *The timeshare documents are based on one week time use. This provides equality to **all** owners.*

I have owned for many years, why can't I be given preference before newer owners? *Again, every owner is given the same opportunity.*

I sent my request in at midnight, but I did not get the choices I wanted. *Unfortunately, we don't have control over the internet and its process. This is why we process requests in the order it is received in our office/ email.*

Should you have any other questions or concerns, I will be happy to discuss it with you. However, I am not a program writer so please no questions about the software or programming.

A hui hou!

Board Meeting Dates

2023	May 24	Sept 27	
2024	Jan 24	May 22	Sept 25
2025	Jan 22	May 21	Sept 24

Converting Timeshare units for Whole Condominium Purchase

We have been working on this project for more than five years. COVID did not help with the many office closures, stay at home orders, closed borders. We are beginning to get back to pre-COVID and hopefully can get the original three Coral one-bedroom unit completed. There are four weeks that need a bit more work.

But we are moving forward with an additional three Coral one-bedroom, one Coral two bedroom/one bath unit and one Banyan one-bedroom unit. We are in the process of getting the title search on these before taking the next step.

The association continues to get more weeks returned through deed backs and foreclosures. There are currently 868 weeks in the association inventory. The maintenance fees total to $857,083 for 2023.

In 2022, we were able to obtain rent for nearly 90% of the inventory through the assistance of HTSE. However, this trend may not continue into the future and the association will be left with a very large deficient. This deficiency could be special assessed to the remaining owners. For 2023, this translates to an additional $105 per week.

With your assistance, this can be avoided. When and if you are one of the lucky owners that we request exchange with, do it. There is no affect to your ownership rights. And the Association will pay all fees related to completing the transaction.

If you are looking to purchase more vacation time, great! We will be happy to assist you!

We have our O.F.F program if you want to purchase one-bedroom weeks. Complete the form on page 4 and email it to 5017home@lawaibeach.org. Someone will contact you within 24 hours.

To purchase two-bedroom weeks, you may contact Vision Realty Kauai at (808) 651-0660. You can also visit their website at www.visionrealtykauai.com.

BUT, if you want to own an entire unit, send an email to m.freitas@lawaibeach.org to be added to our waitlist.

Mahalo for keeping Lawai Beach Resort well!

Kilauea Stone Dam

SPECIAL OFFER

One-bedroom, One-bath Units Only (Annual, Even or Odd)

O.F.F Program

$600 closing + one year maintenance fee for the 1st week.
Additional week(s) at $125 per + one-year maintenance fee per week, maximum of four weeks per deed.

2023 Maintenance Fees *(per week):*
(Alii) $1,281.74 **(Banyan)** $1,262.07 **(Coral)** $1,071.06

Fill out the form on the next page and email to 5017home@lawaibeach.org

SPECIAL OFFER

Alii Pool

Banyan Pool

Coral Pool

Alii Unit

Banyan Unit

Coral Unit

Live web cam
is streaming
on the resort website via YouTube
with 12 hours playback option

Baby Beach

LAWAI BEACH RESORT
O.F.F. (Owners, Family & Friends) Program Information

Please fill out sections I, II & III and return to the front desk or email to 5017home@lawaibeach.org

SECTION I

Owner #: _____ (if already an owner)

ALII, BANYAN, CORAL - ONE-BEDROOM/ONE-BATH UNITS ONLY (ANNUAL, EVEN OR ODD)

$600 + one year maintenance fee for the first week.

Additional week(s) at $125 + one year maintenance fee per week, maximum of four weeks total

Building:	_____ Alii	_____ Banyan	_____ Coral	
Usage:	_____ Annual	_____ Even	_____ Odd	
# of Weeks	_____ One	_____ Two	_____ Three	_____ Four
Closing cost	$600	$725	$850	$975

SECTION II

Please print name(s) **EXACTLY** as you would like it to appear on the deed. If more than two owners will be listed on title, please provide their information in the notes section at the bottom of this page.

Buyer1: _____ Marital Status: ___ Married ____Single

Spouse name (if married): _____

Buyer2: _____ Marital Status: ___ Married ____Single

Spouse name (if married): _____

Address: (street) _____

Address: (city, state & ZIP) _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Tenancy:

_____ Tenants by the Entirety – Rights of Survivorship – Married couples only

_____ Joint Tenants – Rights of Survivorship

_____ Tenant in Severalty – One person/entity on title

_____ Tenants in Common – NO Rights of Survivorship

_____ TRUST – MUST submit the title page, trustee(s)/successor trustee(s) page, powers of the trust page, signature/notary page(s) with this form.

LBR Use Only:

1) ICN: _____ _____ANNUAL _____EVEN _____ODD

2) ICN: _____ _____ANNUAL _____EVEN _____ODD

3) ICN: _____ _____ANNUAL _____EVEN _____ODD

4) ICN: _____ _____ANNUAL _____EVEN _____ODD

Received by: _____ Date: _____ Date sent to PCM: _____

Rev. 06.09.2022

Photo by Ed Kent

Don't just visit Kauai. Explore it.

Our Activity Desk at the Lawai Beach Resort can help you book helicopter rides, boat tours, luaus and more. Plus, attend our Island Orientations on Saturdays at 8am by signing up in the lobby or dialing **extension 1156** or **1157** from your room.

Plan ahead and book activities before you arrive! Email **atiyih@yahoo.com** or call directly **808-651-6479.** For an activities calendar, visit **www.lbractivities.com**.

DESTINATION PARADISE
HAWAII TIME SHARE EXCHANGE
More for less.
EXCHANGES WITH ALOHA

P.O. Box 1077 • Koloa, Kauai, Hi 96756 • 1.866.860.HTSE ext. 4 • www.htse.net • atiyih@yahoo.com

Download on the App Store **DOWNLOAD OUR APP!** GET IT ON Google Play

Photo by Toni Bach
(Double Rainbow after a windy rainstorm)

Photo by A. W. Pickel

For Sale / Rent By Owners

Banyan Building

Growing family seeking 2/2, flexible on terms.
Our 1/1 Coral week is for sale. 3SM@protonmail.com

Coral Building

Free Coral 1B/1B annual, buyer pays closing. 2024 Res: 1/20-1/27 (3304). 2025 Res: 1/31-2/7 (3403). 801-541-1702

Lawai Beach Resort

Buy or Sell

Give Ed or Sonya a call

Ed MacDowell 808-651-0660
lawaivision@gmail.com
Sonya Halladay 808-651-0204
sonyakauai@gmail.com

How To Run for The Board

The nomination form to become a candidate on the Board of Directors election ballot is included in the **Summer Edition** of the resort newsletter and on the resort website. We ask that you complete and submit the form by the deadline.

Please pay attention to the instructions as there are word limits. If you submit a nomination form and exceed the word limit you will be asked to revise and resubmit. The resubmission would still need to be received by the deadline in order to be valid.

Qualifications: You need to be an owner in the building you would like to serve, with your account(s) in good standing.

If you own in multiple buildings in the same association and would like to run on multiple ballots it is allowed as long as your account(s) is in good standing. Please keep in mind that you can only represent one building in the Association if elected. This only applies to the Lawai Beach Resort Timeshare Association consisting of Alii, Banyan and Coral buildings.

Do we have a shortage of pool lounge chairs? Yes, we did. We were borrowing from the lanais to accommodate the pool area. We have just received our order of new Tropitone pool lounges, chairs, and tables. Each pool is now equipped with 25-26 heavy duty new lounges.

Is there a place that we can communicate with other Owners to leave extra open foods, and household items upon our departure? An owner, Conni Larson, created a FB page for such information to be shared. We've seen information here from coolers & beach chairs to remaining food items.

There seem to be more chickens than usual, and they are crowing at all hours of the night. Is there something being done about this? We do have traps set and are adding 10 more traps along the fence line where they roost in the trees to help alleviate the problem. Please do not let them out of the traps if you see them. The pest control company will relocate them.

5017 Lawai Road, Koloa, HI 96756
(808) 240-5100

FAX Numbers:

Reservations	808-240-5186
LBR Executive/POMI	808-240-5320
Accounting/Owner Services	808-240-5189
Front Desk	808-240-5187
Concierge/Activity Desk	808-651-6479

Email Addresses:

General Manager	n.hookano@lawaibeach.org
Dir. of Operations	o.hoff@lawaibeach.org
Dir. of Finance	z.carineo@lawaibeach.org
Dir. of Human Resources	d.dama@lawaibeach.org
Dir. of Housekeeping	l.kanoa@lawaibeach.org
Rooms Manager	p.shaffer@lawaibeach.org
Reservations	reservations@lawaibeach.org
Owner Accounts Clerk	m.freitas@lawaibeach.org
Security Manager	n.solatre@lawaibeach.org
Manager of Information Systems	s.chan@lawaibeach.org
Concierge/Activity Desk	atiyih@yahoo.com

Boards of Directors

Thomas Babcock
President of LBR AOAO & TSOA
Alii Representative
t.babcock@lawaibeach.org

Bruce Blohowiak
Vice President of LBR AOAO & TSOA
Banyan Representative
President of Lika Lani AOAO & TSOA
blohowiaks@msn.com

Mark Shepard
Secretary of LBR AOAO & TSOA
Vice President of Lika Lani AOAO & TSOA
Alii Representative
m.shepard@lawaibeach.org

Cliff Buck
Asst. Secretary of LBR AOAO & TSOA
Coral Representative
c.buck@lawaibeach.org

Michael Harrow
Treasurer of LBR AOAO & Dir. of LBR TSOA
Coral Representative
Sec/Treas of Lika Lani AOAO & TSOA
mharrow@earthlink.net

Edward Kent
Treasurer of LBR TSOA & Director of LBR AOAO
Banyan Representative
e.kent@lawaibeach.org

Tim Aboudara, Sr.
Director of LBR AOAO & TSOA
Coral Representative
t.aboudarasr@lawaibeach.org

Dr. Julie Evans
Director of LBR AOAO & TSOA
Banyan Representative
j.evans@lawaibeach.org

Conni Larson
Director of LBR AOAO & TSOA
Alii Representative
c.larson@lawaibeach.org

Rick Takach
Director of LBR AOAO
Whole Unit Representative
r.takach@lawaibeach.org

Director Emeriti

Marge Anthony *
Harold Heller *
Marian Knowles
Bill Shepard *
Mark Gordon
Robert Hipke *
Jerry Stewart
Ned Leone
Leonard Thompson*
Tom Wardell *
George Rice
Patrick McCarthy
Peter Goeldner
Calvert de Coligny *

* Deceased

Calendar

May 24	Board of Directors' Meeting
July 1	2024 Maintenance Fee Statement mailed
Sept 27	Board of Directors' Meeting
Oct 1	Maintenance Fee Payments Due
Oct 11	Late fee applied to delinquent accounts

Deed Back (Quit Claim Deed)

Due to the volume and time involved, we have contracted Preferred Contract Management (PCM) to process any requests to relinquish your interval(s) back to the Association(s). The cost to complete this is $2,500 per interval. Should you need to do this, please email daiwohi808@preferredcontract.com.

Long-term Car Storage

Effective February 1, 2023, the vehicle storage fee is $150 per month for LBR owners and $225 per month for non-owners. The storage agreement is on an annual basis (12 consecutive months) with payment in full.

Farmers Market

Banyan Lower Lobby

Monday 4pm - 6pm

Reservations

Aloha Owners,

As we near the end of the 1st quarter of year, we encourage you to reserve your use for 2024 and 2025. You may reserve up to 24 months in advance (example: use for June 2025 may be requested on June 1, 2023). Should you have questions regarding your reservations, don't hesitate to contact us:

Email: reservations@lawaibeach.org
Fax: 808-240-5186
Phone: 808-240-5313

A Hui Hou,

Patsy Shaffer
Rooms Manager

Pool Furniture

We have a limited number of lounges at each pool and they are all first come, first serve. We don't allow anyone to reserve lounge chairs or tables.

2022 Property Taxes (Per Week)

Alii	1B	$127.51
	2B	$140.98
Banyan	1B	$131.43
	2B	$142.11
	BES	$162.24
Coral	1B	$100.89
	2B/1B	$117.03
	2B/2B	$126.77
LikaLani	2B	$149.12

Contact your financial professional for advice on income tax deductions.

Associate of the 4th Qtr. 2022

Dandee Blanes - Laundry

Associate of the Year 2022

Eugene Mayo - Housekeeping

Manager of the Year 2022

Zenaida Carineo - Director of Finance

Service Awards

Ernesto Talingdan
(5 Years)

Service Awards

Raymond Gambito (5 Years)
Ferdinand Lagundino (15 Years)
Annie Esposo (15 Years)
Janet Arios (15 Years)

Orchid Awards

Associates received 389 Orchid Awards in October 2022 - January 2023! This is recognition from their managers and peers, and FROM YOU! ***Congratulations to***

Guest Services
Jeremiah Aguilera
Leo Briones
Annie Esposo
Angel Medrano
Janine Pagador
Judy Roberts
Sheree Velasco

Engineering
Danny Blake
Kalei Fermin
Gil Fernandez
Mel Fernandez
Raymond Gambito
Elizer Magana
Ernie Nacapuy
Brian Perreira
Kim Silva
Jhonny Tarin
Vernon Vea
Virgilio Velasco

Landscaping
Ferdinand Lagundino
Melchoir Lastimosa
Cesar Medrano
Melanie Rosa

Housekeeping
Marilyn Acob
Janet Arios
Dante Badua
Nora Baloaloa
Dandee Blanes
Leilanie Blanes
Ilden Doctor
Eltomer Dullaga
Rosario Fostanes
Faustino Gudoy
Camela Ingeneiro
Cresencio Johnson
Sam Jose
Haidie Loza
Maria Manuel
Eugene Mayo
Michael Medina
Jocelyn Mendoza
Milagros Miguel
Lori Parbo
Nenita Puruganan
Norma Tamayo
Elvira Valmoja
Francisca Velasco

Security
Mark Abella
Franco Abero
Joseph Agoun Kona
Ryzen Cruz
Nicanor Ocumen
Ernesto Talingdan

Accounting
Melissa Agoun-Kona
Malia Freitas
Kristen Puni

Management
Zenaida Carineo
Sherrie Chan
Deborah Dama
Cora Galano
Owen Hoff
Noe Hookano
Luka Kanoa
Candice Lopez
Susan Magallanes
Wesley Pagador
Patsy Shaffer
Nick Solatre

'Ohana Additions

Vincent Vea
Security Officer

Charlee Baldwin
Room Attendant

Lucky Ramos
House Attendant

King Blanes
House Attendant

Lawai Beach Resort was a major sponsor of the 6th Annual Boys & Girls Club of Hawaii Kauai Classic Golf Tournament at the Princeville Makai Golf Club on Sunday, March 5, 2023. All funds raised go towards after-school programs on Kauai.

LBR team: Bobby Esposo, Nick Solatre, Brian Perreira and Kalei Fermin

Deborah Dama (Dir. of HR) was the Golf Tournament Chair for the event.

Visitor Industry Charity Walk: The Charity Walk is on May 6th, the resort set a goal of $6,000 for fundraising this year.

100% of the funds raised will stay on Kaua`i supporting over 60 non-profit organizations.

Our departments are conducting fundraisers throughout the month of March and April by selling plate lunches, snacks, sandwiches, cupcakes and more to associates.

Front Desk and Reservations are selling color paper 'Slippahs' to owners and guests for $5 each with their name(s) on the slippahs and posted in the reception area. Mahalo to all the owners and guests who have supported our fundraising.