



Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – December 2010**

2011 Timeshare Meetings

Board of Directors	February 18;	Banyan	9AM
Annual Meeting:	February 19;	Marriott	9AM
Board of Directors	May 12;	Banyan	9AM
Board of Directors	September 8,	Banyan	9AM
Board of Directors	November 16,	Banyan	9AM

Payment Options (ACH): As a means of payment convenience, you may sign up **FREE** with owner services, to have your timeshare fees automatically debited from your bank account each payment due date. Please contact **Kearn Sukisaki, Owner Services Manager at toll free 888 908 9988** or kearn@banyanharbor.net

GM Update (Lyle Otsuka, General Manager)

Aloha Owners,

Another year has passed and your Banyan Ohana has been hard at work improving your property. A **few noteworthy projects** were: completion of bedroom 32" Flat screen TV installation, finalized and installed a sile stone counter top sample, replaced coffee mugs, replaced Teflon frying pans, improved kitchen lighting, replacement of several tubs and ceramic tile surrounds and installation of Ipod/Iphone docking clock radios.

A detailed report will be available at your annual meeting. Our guest comment scores continue to be excellent for our type of property and we continue to stay focused on enhancing your "Home Away from Home"!

We also hope you will be able to attend your **upcoming annual homeowner's meeting (February 19th)**, and over the next few weeks You will be receiving important owners mailings as mandated by Hawaii State law. One of the most important forms is the owner's proxies. Please watch for (in the next mailing) and return your signed proxies ASAP. *Even if you plan to attend, please return a signed proxy via fax or email PDF.* If attending, please let us know upon sign in and we will pull your submitted copy allowing you to vote in person. It is imperative to your association to insure a quorum (your proxies determine this), thus eliminating the possibility of rescheduling another meeting and increasing your owners expenses/maintenance fees.

Your association is also **seeking candidates to fill 2 board of director's positions** at your annual meeting. If you are interested please fill out the attached **Proxy Solicitation Form** and return via fax or email PDF, no later than January 1, 2011.

Lastly, over the past year **we have endeavored to operate your property as efficiently as possible, however due to the need to increase bad debt reserves, the Banyan Timeshare maintenance fees will increase slightly in 2011.** Our property fees continue to be one of the lowest on Kauai. *Please*

review your Timeshare Association's President's letter with more detailed information directly behind this newsletter.

On behalf of your entire Banyan Harbor Ohana, we wish you and your Ohana a very safe and Happy Holiday! Mahalo! Lyle O.

Owners Website: If you have not visited your owners webpage, please do so at the below web address. You will find up to date rental specials as well as your owner minutes, budgets, house rules, newsletters and a link to the State of Hawaii's 514 A & B guidelines for condominiums. Your owner's page is also protected with an owner's **user name (timeshare) and password (harbor)** your website address is www.vacation-kauai.com Mahalo!

Future 2011 Timeshare billings: As discussed last year, one of the ways to improve your association's fiscal management was to revamp the current **quarterly payment to an annual payment. Due to the current economic times your Board has decided to forego 2011 and relook at this option for 2012.** Your dues will continue to be based on a quarterly basis.

Presidents Letter:

Please review directly behind this newsletter, your Presidents letter with detailed information regarding your 2011 Timeshare Association dues increase (Our dues continue to be one of the lowest on Kauai). 2011 Payment coupon books were mailed recently. Mahalo!

Contact Info: Your Board works diligently with your managing agent **Outrigger Lodging Services to maintain your property.** Should you wish to contact any Board member, please feel free to or you may always **contact your General Manager, Lyle Otsuka at 808 245 7333 (extension 7206), fax 808 246 4776 or lotsuka@outrigger.net.**