



# Banyan Harbor

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

## Future 2010 / 2011 AOA meetings

Board of Directors	May 13;	Banyan	9AM
Board of Directors	September 9,	Banyan	9AM
Board of Directors	November 17,	Banyan	9AM
Board of Directors	February 18,	Banyan	9AM
Annual Meeting	February 19,	Marriott	9AM

## Your Elected Board of Directors

James Solberg	President	California
Sharon Baker	Vice President	Oregon
Ed Madamba	Secretary	Hawaii
Robert Garcia	Treasurer	Kauai
Stephanie Gonos	Director	California

## GM Update (Lyle Otsuka, General Manager)

### Aloha Owners,

We recently completed your **Annual Timeshare Owners meeting** and your proxy submission allowed us to attain our highest quorum in recent years. We appreciate your support!

Please **review your Annual Timeshare minutes (on line)** for a recap of all completed 2009 projects and projects slated for the current year (2010). We recently completed replacement of all Timeshare **water heaters**. We previously found many heaters were clogged with rust build up or rusted sides and bottoms. We also completed installation of unit **baseboards** in all Timeshares.

We are currently replacing aging **tubs and retiling shower enclosures** as needed. 9 of 40 are slated for this year. **Other projects slated this year are** bedroom 32" flat screens, Interior 6 panel doors and updated property reservations system. **As needed projects include;** Blackout drapes, sofa couches, mattresses, bathroom fans.

**On behalf of your entire Banyan Harbor Ohana, Mahalo for Support and Trust! - Lyle O.**

**ACH:** As a means of convenience paying your association dues, you may sign up **FREE**, to have your account automatically debited each payment due date. Please contact **Kearn Sukisaki, Owner Services Manager** via Email at [kearn@banyanharbor.net](mailto:kearn@banyanharbor.net) or toll free 888 908 9988

## Presidents Letter: (James Solberg)

Dear Timeshare Owner,

I am pleased to report that at our annual meeting, the three vacancies on the timeshare Board of Directors were filled by the incumbents, Sharon Baker, Stephanie Gonos and myself. I see this as a vote of confidence by our owners that they are pleased with what is happening to their Banyan Harbor investment.

I am proud of the work our Board does on your behalf. We are able to promulgate and sustain policies that work for the best interests of all, and we are blessed with outstanding support from our management and staff. In the face of uncontrollable cost increases, Outrigger Lodging Services, our management company and a leader in the management of properties like ours, has performed miracles by negotiating insurance premium reductions for example. Our on-site staff and management are dedicated, highly skilled, and the subject of countless compliments by visitors and owners alike.

Speaking for all the Banyan Harbor team, I thank you for your continued support.

Sincerely yours, James Solberg

**(Please see page 2 on reverse side)**

**Owners Page/Website:**

Your NEW owner's website is located at [www.vacation-kauai.com](http://www.vacation-kauai.com) and your user name is *timeshare* and password is *harbor*

**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) or [lotsuka@outrigger.net](mailto:lotsuka@outrigger.net)**

***2010 Maintenance Fee Comparison***

<b><u>Property</u></b>	<b><u>location</u></b>	<b><u>1 b/r</u></b>	<b><u>2b/r</u></b>
<b>Banyan Harbor</b>	<b>Lihue</b>	<b>\$436</b>	<b>\$636</b>
<i>Plantation Hale</i>	<i>Kapaa</i>	<i>\$650</i>	<i>n/a</i>
<i>Pono Kai</i>	<i>Kapaa</i>	<i>\$667</i>	<i>\$830</i>
<i>Kaha Lani</i>	<i>Kapaa</i>	<i>\$824</i>	<i>\$1144</i>
<i>Kauai Beach Villa</i>	<i>Wailua</i>	<i>\$801</i>	<i>\$1336</i>
<i>Lae Nani</i>	<i>Wailua</i>	<i>\$990</i>	<i>\$1280</i>
<i>Poipu Shores</i>	<i>Poipu</i>	<i>\$1082</i>	<i>\$1290</i>
<i>Waipouli Beach</i>	<i>Kapaa</i>	<i>\$1100</i>	<i>\$1500</i>

*Note: Maintenance fees are averaged to the number of unit size categories.*