



Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – April 2017**

2017 / 2018 Timeshare meetings

			(HI time)
Board of Directors	May 11, 2017	Teleconference	8AM
Board of Directors	August 10, 2017	Banyan	9AM
Board of Directors	November 15, 2017	Banyan	9AM
Board of Directors	February 23, 2018	Banyan	9AM
Annual Meeting	February 24, 2018	Marriott	9AM

Current Board of Directors

Stephanie Wyman - President	California
Jill Briley - Vice President	Kauai
Deborah Rice - Secretary	California
Michael Conner - Treasurer	Arizona
Linda Garcia - Director	Kauai

Lyle M. Otsuka, General Manager

Aloha Owners,

We recently held your **Annual Timeshare Owners meeting** and your proxy submission allowed us to attain a quorum of 33.8%, which is 2.6% better than last year. We appreciate your continued support!

Your Annual Timeshare minutes will be posted online. Major **2016 projects** included: installation of a new commercial washer and replacement of all remaining interior doors to 6 panel vinyl doors. Other replacements (as designated on our annual inspections) included : tubs, tub ceramic tile surrounds, kitchen ceramic tile floors, Sile stone counter tops, black out drapes, lanai tables and chairs, stoves, refrigerators, dishwashers and air conditioners. In 2017, we are also replacing the remaining 16 units with the new living room furniture package. This will be our largest capital expenditure (\$110,000) in 2017.

On the **Association side (AOAO)** we completed a new “Gaco” Pool deck and pool coping. We also resealed all the parking garages.

Your Kokua (Assistance) with our Sewer plant will be greatly appreciated. As you may or may not know, your association has a private sewer plant to treat all of our property waste. A major escalating challenge is the disposal of dental floss, disposable wipes, mop strings and various non-degradable items being flushed down toilets. To assist in this endeavor, we have installed a revised sign above each unit’s toilet, reminding others to not flush these non-degradable items. This **Number 1 Challenge continues to increase your sewer plant cost, thus increasing your annual maintenance fees.** Please pass this information on to any visiting friends and family.

Your Banyan Ohana continues to maintain RCI property scores of 4.2 out of a 5.0 rating. This is a great accomplishment considering your property will be 40 years old next year! Your property also ranked 3rd in OLS Hotels & Resorts guest comment scores at 93.9%. Please join me in congratulating your awesome team members! Mahalo Nui Loa!

President’s Letter: (Stephanie Wyman)

Dear Timeshare Owners:

Banyan Harbor continues to be a well-run resort with high ratings from our visitors. Most appreciated is the outstanding service of our on-site staff and the excellent overall management by OLS. Because of their effective leadership Banyan Harbor has stayed within budget, put surplus dollars into our 20 Year Reserve Fund and completed many replacements and refurbishments of our TS units. This year the pool area was upgraded; the solar project was finalized, and many units received upgrades to carpets, tile floors, tile counters, interior doors, stovetops and furniture. The units are inspected annually and refurbished and upgraded according to need.

We also de-annexed Units 36 and 38 in an ongoing effort to remain fiscally sound. The Developer works with unit owners to place them in other units/weeks at Banyan Harbor freeing up the unit in question to be de-annexed. The de-annexation removes units in default allowing them to be sold. The Developer then contributes a share of the sales proceeds to the BH Reserve Fund and the Banyan Harbor budget no longer carries the liability of the unpaid dues.

At the Annual Meeting on Feb. 25, two members were elected, from among 3 candidates, to serve on the Board: Deborah Rice (incumbent) and Mike Collins (new to the Board). All Board members and staff commended Ed Madamba, the third candidate, for his many years of fine service on the Board; he will be missed by all. The election of officers followed at the Organizational Meeting resulting in the following: President, Stephanie Wyman, Vice President, Jill Briley, Secretary, Deborah Rice, Treasurer, Mike Conner and Director, Linda Garcia. The continued successes at Banyan Harbor are the direct result of the continuity, harmony and stability provided by the Board working closely with the outstanding team managing Banyan Harbor. It is an honor and a pleasure to serve as your President. I will continue to work hard for all of our interests to ensure Banyan Harbor maintains its excellent service and outstanding ratings. Speaking for the Board I thank you for your continued support and wish you all good health and happiness this year.

Sincerely
Stephanie Wyman

Reminder: your 2nd semi annual maintenance fee payment will be due by July 1, 2017. Mahalo!

Easy Pay: 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 on the semi annual due dates. Please contact **Kearn Sukisaki, Owner Services Manager** via email at kearn@banyanharbor.net or direct line 808 246-6676.

Please see reverse side for more news and announcements.

Timeshare Scams

Often we are asked what should I do when solicited to sell my timeshare? Unfortunately, we continue to see an increase in variations of Timeshare Scams. Recently, owners have been invited to presentations or conference calls, and then promised a buyer if owners pay the escrow closing fee upfront. Later owners learned their ownership never sold, the maintenance fee is in arrears with escalating late fees, their use year is already utilized, they are out the escrow payment fees (in some cases over a thousand dollars), and they are still the owner of record and responsible for past maintenance fees. A good rule of thumb is, if there are "Up Front Fees" say no thanks and hang up. If you have questions, please call Lyle Otsuka (808-240-3120) your General Manager.

Please see an article from ARDA (Timeshare Industry Association) posted on your Banyan Harbor owners website page. This article also has valuable information about "Rescue Company" schemes.

Transferring Ownership

Owners frequently request information regarding transferring ownership to a Trust, Family member, another owner or changing their Timeshare Title. Because Hawaii has unique State land recording systems, it is prudent to utilize a Hawaii escrow company or if the Title is free and clear, Banyan Harbor's Timeshare Developer / on site Broker "Ben Bregman". Ben works with a local attorney to record and process and is offering a "limited time" fee, of \$595 (regular \$1000).

Please contact Ben Bregman at 808-652-5375 or email benbregman60@gmail.net and for all other cases call Old Republic Title at 808-522-0356.

Owner's Website: If you have not visited your owner's webpage, please do so at the below web address. Please remember should you or your friends and family be traveling our way, please check out our website for rental specials. Also listed under your owners website section are past 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!

Contact Info: Your Board works diligently with your managing agent **OLS Hotels & Resorts 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 808 240 3120 (Direct Phone), fax 808 246 4776 or email lotsuka@olshotels.com. Mailing address is 3411 Wilcox Rd., Lihue Hi. 96766**

Reminder Space Banking Policy:

To space bank ownership week(s), maintenance fees for the year(s) to be banked must be paid in full prior to banking. Mahalo!