



# Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – December 2008**

### Future 2009 Timeshare meetings

Board of Directors	February 20;	Banyan	9AM
Annual Meeting:	February 21;	Marriott	9AM
Board of Directors	May 29;	Banyan	9AM
Board of Directors	September 16,	Banyan	9AM
Board of Directors	November 18,	Banyan	9AM

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

### GM Update (Lyle Otsuka, General Manager)

#### **Aloha Owners,**

It's hard to believe I've had the honor of being your GM for almost a year (December 21<sup>st</sup>). Over the past year we have endeavored to enhance your property interiors and exteriors. All timeshare units now have a 42" flat screen HD television, dining table center pieces as well as replaced as needed carpets and selected appliances. Exterior projects included Entryway improvements and cleanliness. Our staff continues to be focused on enhancing your "Home Away from Home"! Hopefully you will notice the difference on your next visit. We continue to receive positive owner feedback which we truly appreciate.

In regards to your upcoming annual owner's meeting (February 21<sup>st</sup>), owners will receive mailings over the next few weeks as mandated by Hawaii State law. One of the most important forms is the owner's proxies. **Please watch for and return your signed proxies ASAP.** Even if you plan to attend, please return a signed proxy via fax. Upon your meeting arrival, let us know and we will pull your faxed copy allowing you to vote in person. I spoke to multiple owners who intended on attending last years meeting, however something came up at the last minute and they could not attend thereby contributing to the challenge.

Your association is also **seeking candidates to fill 2 board of director positions** at your annual meeting. If you are interested please fill out the attached **Proxy Solicitation Form** and return fax no later than January 2, 2009.

Lastly, over the past year we have endeavored to operate your property as efficiently as possible, however due to rising operating costs, the Banyan Timeshare maintenance fees will increase slightly in 2009. Our property fees continue to be one of the lowest on Kauai. Please review your association 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.**

**Revamped Website:** Shortly your new Banyan Harbor website will be posted for your perusal. Your site will not only provide property rental information for Family referrals with real time inventory, but also **feature a new owner's page.** Owners will now be able to view past owner minutes, budgets, house rules, newsletters and a variety of important property information. We have also included 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)** let us know what you think. Your website address is [www.vacation-kauai.com](http://www.vacation-kauai.com) we should have your new website up by December 15<sup>th</sup> if not sooner. Mahalo!

**Future 2010 Timeshare billings:** As we review ways to improve your association's fiscal management, much discussion has ensued on **going from a quarterly payment to annual payment.** Almost all timeshare associations have annual billings, which assists in keeping their association fully funded for operating and capital purchases. This change will not take effect until 2010 and will also assist in reducing quarterly collections costs while at the same time improve your timeshare association funding. More information will follow as the year progresses.

### Presidents Letter:

**Please review directly behind this newsletter, your Presidents letter with detailed information regarding your 2009 association dues increase. FYI Our dues continue to be one of the lowest on Kauai. 2009 Payment coupon books will be mailed shortly. 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) or [lotsuka@outrigger.net](mailto:lotsuka@outrigger.net).