



# Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – December 2011**

## 2012 Timeshare Meetings

Board of Directors	February 17	Banyan	9AM
Annual Meeting:	February 18	Marriott	9AM
Board of Directors	May 10	Banyan	9AM
Board of Directors	September 6	Banyan	9AM
Board of Directors	November 14	Banyan	9AM

**Payment Options (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 Direct line: 808 246 6676, toll free 888 908 9988** or [kearn@banyanharbor.net](mailto:kearn@banyanharbor.net)

## GM Update (Lyle Otsuka, General Manager)

### **Aloha Owners,**

Another year has gone by and your Banyan Ohana has been hard at work improving your property. A **few noteworthy projects** were: Pictures and mirrors were installed in all master and 2<sup>nd</sup> bedrooms, 2 kitchen Sile stone counter tops were installed, replaced 3 kitchen / entry floor tiles, installed 5 new tubs and tile surrounds and installed 6 units with 6 panel vinyl doors. A more detailed report will be available at your annual meeting. We continue to focus on enhancing your "Home Away from Home"!

Banyan Harbor continues to lead all Outrigger Lodging Services properties (a few are 4 Star) in YTD guest comment scores! **Banyan maintains a leading 96.4% rating!**

We also hope you will be able to attend your **upcoming annual homeowner's meeting (February 18<sup>th</sup>)**, 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 mail, 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 ensure 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 3 Board of Director's positions'** at your annual meeting. If you are interested please fill out the attached **Proxy Solicitation Form** and all Proxies must be **received** no later than January 1, 2012 by mail, fax or email PDF.

**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](http://www.vacation-kauai.com) Mahalo!

**Future 2012 Timeshare billings:** As your recently mailed letter explained, one of the ways to improve your association's financial position was to revamp the current quarterly payment to a **Semi annual payment**. This saves your Association over \$5000 per year. **This change will take place with the first Semi annual payment due January 1, 2012 and the 2<sup>nd</sup> Semi annual payment due July 1, 2012.**

### **Presidents Letter:**

**Please review directly behind this newsletter, your President's letter with detailed information regarding your 2012 Timeshare Association dues increase (Our dues continue to be one of the lowest on Kauai). 2012 Payment statements were recently mailed. Mahalo!**

### **Reminder Space Banking Policy:**

**To space bank ownership weeks, maintenance fees for the year to be banked must be paid in full prior to banking. 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 808 240 3120 (Direct Phone), fax 808 246 4776 or [lotsuka@outrigger.net](mailto:lotsuka@outrigger.net).

PS; Please **assist your association in saving postage expense by providing your email address to [kearn@banyanharbor.net](mailto:kearn@banyanharbor.net)**. This allows us to forward owner communication whenever possible, via email.