



# Banyan Harbor

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

<u>Future 2011 / 2012 Timeshare meetings</u>				<u>Current Board of Directors</u>		
Board of Directors	May 12, 2011	Banyan	9AM	James Solberg	President	California
Board of Directors	September 8	Banyan	9AM	Sharon Baker	Vice President	Oregon
Board of Directors	November 16	Banyan	9AM	Stephanie Gonos	Secretary	California
Board of Directors	February 17, 2012	Banyan	9AM	Ed Madamba	Director	Hawaii
Annual Meeting	February 18, 2012	Marriott	9AM	Deborah Coburn Rice	Director	California

## 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 2010 projects and future 2011 projects. **2010 projects** included a range of large projects: 32" Vizio LCD Flat Screen TV's in master bedrooms, retiled some entryways, installed new tubs and tiled tub surrounds in some units, replaced some mattresses, selected sofa couch/ recliner replacements, reservations software system etc. Additional items such as I-Pod docking clock radios, Teflon frying pans, and living room silk T-leaf plants were added.

**2011 projects** include continuing tub/ceramic tile replacements, Silestone counter top replacements, interior 6 panel vinyl door replacement and additional art and mirrors in bedrooms.

2010 ended on a very positive note as **Banyan Harbor ranked #1 on Outrigger Lodging Services guest comment scores for December!** Not bad for our little Banyan Harbor-all the Kudos goes to our staff's Aloha Spirit "Ohana Style"! We also continue to average a 4.6 out of 5 rating with RCI and recaptured the Resort of Hospitality award for both 2010 and 2011.

**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 Owners:

You will be pleased to know that the recent tsunami scare on Kauai was met with an immediate, comprehensive, and reassuring response by our Banyan Harbor staff. The disaster preparedness plan was executed flawlessly. Our team has received kudos from all concerned. We are grateful also that we suffered no damage to the property.

Our property is looking better than ever. Recent improvements including replacement of doors, interior and exterior, new art work, and new countertops are just a few projects that are nearing completion.

The Banyan Harbor community was saddened recently by the unexpected passing of Board member Bob Garcia on March 5. Bob was stricken with a fatal heart attack at his home in Kapaa.

Bob and his wife, Linda, had moved from the mainland a number of years ago. Bob lived his retirement doing what he enjoyed most - the every day tasks of island life, plus golf. He was a good steward for our Association, a good friend, and will be missed.

The Board is pleased to introduce Deborah Coburn Rice as a new member of the Board. She has deep roots at Banyan Harbor since her family was one of our first timeshare owners, and her father, Blaine Coburn, served on the Board for a number of years. We all welcome her to our ranks.

Aloha to you all.

James Solberg, President

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

## Owners Page/Website:

Your owner's page on the website is located at:

[www.vacation-kauai.com](http://www.vacation-kauai.com)

**user name: timeshare**

**password: harbor**

See pictures of your timeshare unit's new look!

**Contact Info:** Your Board works diligently with your managing agent Outrigger Lodging Services to maintain your property. Should you wish to contact the Board of Directors, please send your communication in writing addressed to the Board c/o General Manager, Lyle Otsuka or contact him at 808-240-3120 (direct phone) or 808-245-7333, ext. 7206 or email: [lotsuka@outrigger.net](mailto:lotsuka@outrigger.net)

### *2011 Maintenance Fee Comparison*

<u>Property</u>		<u>2 B/R</u>
<b>Banyan Harbor</b>	<b>Lihue</b>	<b>\$ 705</b>
Pono Kai	Kapaa	\$ 912
Lawai Beach Resort	Poipu	\$ 974
Kauai Beach Villa	Wailua	\$1138
Wyndham Bali Hai	Princeville	\$ 962
Hanalei Bay	Princeville	\$1100
Cliffs	Princeville	\$ 949
Marriott- Lihue	Lihue	\$1114
Marriott- Waiohai	Poipu	\$1607
Point at Poipu	Poipu	\$1133

**Defibrillator on site:** In response to an owner's request, Banyan Harbor now has a state-of-the art portable Defibrillator at the Front Desk, accessible for trained Emergency Response personnel. Some staff associates have also received training.

## Timeshare Scams

Often we are asked what I should 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 they paid the escrow closing fee. Later owners learned their ownership was never sold, the maintenance fee was in arrears with escalating late fees, their use year was already utilized, they were out the escrow payment fees (in some cases over a thousand dollars), and they were still the owner of record and responsible. A good rule of thumb is, if there are "Up Front Fees" say no thanks and hang up. We have posted on the Banyan Harbor website owner's page an article from ARDA (Timeshare Industry Association) which has valuable information about these scams such as "Rescue Company" schemes.

## Transferring Ownership

Owners frequently request information regarding transferring ownership to a Trust, Family member, another owner or changing Title of their Timeshare. Because Hawaii is unique and has two (2) State land recording systems it is better to process prior to an owners passing. It is also prudent to utilize a Hawaii escrow company or if the Title is free and clear, Banyan Harbor's Timeshare Developer "Timeshare Liquidators" can process.

Both systems have stringent rules when it comes to how a deed is written. We therefore recommend you use a local company if you want to transfer ownership. For clear title cases you can utilize Timeshare Liquidators - Banyan Harbor Developer at 808-245-9325 (Total Price \$495, including deed) and for all other cases Old Republic Title at 808-522-0356.

A **footbath** faucet has been installed near the entrance to the office so beachgoers can wash off the sand!

**New BBQ's** have been purchased.