



# Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – March 2012**

## Future 2012 / 2013 Timeshare meetings

Board of Directors	May 10, 2012	Banyan	9AM
Board of Directors	September 6, 2012	Banyan	9AM
Board of Directors	November 14, 2012	Banyan	9AM
Board of Directors	February 22, 2013	Banyan	9AM
Annual Meeting	February 23, 2013	Marriott	9AM

## Current Board of Directors

James Solberg	President	California
Sharon Baker	Vice President	Oregon
Stephanie Gonos	Secretary	California
Ed Madamba	Treasurer	Hawaii
Deborah Coburn Rice	Director	California

## Lyle Otsuka, General Manager

**Aloha Owners,**

We recently held your **Annual Timeshare Owners meeting** and your proxy submission allowed us to attain our highest quorum in recent years (32.3%). We appreciate your support!

Please **review your Annual Timeshare minutes (on line)** for a recap of all completed 2011 projects and future 2012 projects. Major **2011 projects** included the continuation replacement (as needed) of unit bathroom exhaust fans, tub replacements, tub ceramic tile surrounds, bathroom and kitchen ceramic tile floors, sile stone counter tops and 6 panel interior doors. Other special projects included installation of additional pictures in master bedroom and 2<sup>nd</sup> bedrooms, mirror bedroom installation and mattress replacements (as needed).

**2012 projects** will include changing tub/ceramic tile surrounds and kitchen / bathroom floor tiles (as needed). We will also install additional art in living rooms.

2011 ended on a very positive note as **Banyan Harbor ranked #1 in YTD guest comment scores with a 96% score. This placed us as the #1 OLS Hotels & Resorts 2011 guest comment property. Your Banyan Ohana also maintained property RCI scores of 4.6 out of a 5.0 rating. This garnered a higher RCI rating level from “Resort of International Distinction” to “Silver Crown” status.** Your Banyan Harbor team deserves all the credit as their Great Aloha Spirit is constantly mentioned in guest comments. **Banyan Harbor also maintained our “Resort of Hospitality” award for 2012.** Please join me in congratulating your awesome team members! Mahalo! Lyle O. (GM)

**Reminder: your 2<sup>nd</sup> semi annual maintenance fee payment will be due by July 1, 2012. 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](mailto:kearn@banyanharbor.net) or direct line 808 246 6676.

## Presidents Letter: (James Solberg)

Dear Timeshare Owners:

Writing the annual letter from the Board to all of you is a highlight of the Presidency. I have had the privilege of being the Board’s correspondent for the past several years, and I enjoy it every time.

Our annual meeting in February was attended by several owners. We were pleased that they could see the Board at work and could satisfy themselves that the business of the Timeshare Association was in good hands. The three incumbent candidates for Directors’ positions were re-elected thanks to all of you who sent in your proxies. The Board decided in its organizational meeting to return the slate of officers who have served this past year to the same offices for this year. I’m sure that elsewhere in this newsletter all the details will be provided.

What comes through to us who visit Banyan Harbor annually or oftener is the dedication the staff has to keeping our investment in tip top condition. Moreover, the visitors’ evaluations of our property and its representatives are flattering and have resulted in a yet another badge of recognition by RCI. We now enjoy Silver Crown status as a symbol of our continued excellence.

As a Board of Directors, we are frustrated by the various economic downsides that affect our owners and, indeed, our own ability to manage the property at the level that makes us the envy of all other timeshare properties on the island. We know that our continued success will necessitate some hard decisions, but you can remain confident that every move we make as your Board of Directors is intended to maintain the gold standard that has resulted in the excellence for which we are rightfully known.

Sincerely yours,  
James Solberg, President

**Please see reverse side for more news and announcements)**

**Owners Website:** If you have not visited your owners webpage, please do so at the below web address. Please remember should you or your friends and family be traveling our way; please see our website rental specials. Also listed on your owners section of the website are 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!

**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**

<i>2012 Maintenance Fee Comparison</i>		
<u>Property</u>		<u>2 B/R</u>
<b>Banyan Harbor</b>	<b>Lihue</b>	<b>\$ 746</b>
Pono Kai	Kapaa	\$ 944
Lawai Beach Resort	Poipu	\$1,069
Kauai Beach Villa	Wailua	\$1,138
Wyndham Bali Hai	Princeville	\$ 962
Hanalei Bay	Princeville	\$1,100
Cliffs	Princeville	\$1,040
Marriott- Lihue	Lihue	\$1,114
Marriott- Waiohai	Poipu	\$1,607
Point at Poipu	Poipu	\$1,133

**Future 2012 Timeshare billings:** As your October 2011 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 \$5,000 per year. **This change took place with the first Semi annual payment due by January 1, 2012 and the 2<sup>nd</sup> semi annual payment due by July 1, 2012.**

## 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. 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 Title of their Timeshare. Because Hawaii is unique and has two (2) State land recording systems, 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" for recording and processing for a fee.

Please contact them at 808-245-9325 and for all other cases Old Republic Title at 808-522-0356.

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