



Aloha from your Banyan Harbor Ohana,

Timeshare Newsletter-Spring 2008

At your recent February 2008 Annual Meeting, your **new Board of Directors** were selected as follows:

James Solberg	President	6051 Southernness Drive, El Dorado Hills, CA 95762
Sharon Baker	Vice President	278 White Oak Drive, Medford, OR 97504
Ed Madamba	Secretary	957-C Kumukoa Street, Hilo, HI 96720
Robert Garcia	Treasurer	398 Molo St., Kapaa, HI 96746
Stephanie Gonos	Director	5340 Deerwood Drive, Shingle Springs, CA 95682

Your Board works diligently with the managing agent, Outrigger Lodging Services, to maintain your Timeshare ownership. 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).

**Pool Gate Locks:** We recently completed the conversion of the Pool locks to operate with your room keys. Effective immediately the combination locks will no longer work. These electronic locks add additional security, as the prior combination seems to have somehow traveled through the 'Kauai coconut wireless'.

**Note: Please do not place your electronic card key near your cell phone or anything magnetic, as it may erase the programming.**

**Smoking on Lanai's-** At the Annual Meeting in February, it was requested that a review of the State non-smoking statutes, specifically regarding smoking on Lanais. Based on our research, Smoking on Lanai's is not allowable as smoke transfers from one lanai to surrounding lanais. To assist in this effort we have designated 2 Smoking areas -one fronts Building F (under the shade of our Banyan Tree) and the other is Oceanside prior to the Pool (enjoy one of the best Ocean Views on Kauai). Both locations have been outfitted with Smokers outposts and picnic style benches. FYI our timeshare and rental units are designated "Non Smoking" and should a guest smoke in the unit, they may be subject to a \$250 smoke recovery fee. Should you wish to peruse the law please go to: <http://hawaii.gov/health/healthy-lifestyles/tobacco/Smoke-Free-Law.htm> or contact Lyle, your General Manager.

**Effluent Wells closure** – during the week of May 5-9<sup>th</sup> we will be closing 2 of our 10 wells on property. This project is necessitated due to non percolation and State of Hawaii mandates. This will require a drilling rig, concrete trucks and pump trucks all simultaneously working in unison to complete this project. It will generate noise/ dust and inconvenience parking during the week. Work will start at 9am-4pm Monday through Friday and we will have one lane open for egress and ingress. This project will take place on the upper driveway from the turn of building H and impact mostly buildings H & I from a noise standpoint. FYI Our remaining 8 wells will be able to handle our effluent from our properties treatment plant.

**Timeshare Reservations & Owners discount**– We sincerely ask for your Kokua (assistance) in contacting reservations with your estimated arrival times and whether you will be utilizing your timeshare week each year. This truly assists in scheduling and preparing your units on check in day. We endeavor to have all units ready by your 4pm check in time. Also we always endeavor to accommodate all owner requests whenever possible; however at times due to other owner arrivals etc., we may not be able to. We appreciate your understanding! Also owners are entitled to an owners discount for pre or post visits. We notice many owners stay elsewhere when arriving a few days earlier or staying a few days later. Staying at BH is a lot easier room move than staying elsewhere and with a discount why not?

**Electronic Payment** - If you are not already paying your maintenance fees by using our electronic payment option, we encourage you to join the program today. Signing up for electronic payment is quick and easy. A copy of the sign-up form is included with your annual payment coupons, or call Kearn at 888-908-9988. Join today and forget about sending in coupons or worrying about late fees. Because of currency exchange fees, electronic payment is only available through U.S. banks.

**Timeshare sales and closings-** Please see the reverse side for an added service to owners who may be selling or have sold their units

**Meeting Schedule: Board Meetings (9am) – 5/22/08, 9/18/08, 11/19/08, 2/20/09.**

**Next Annual Meeting (9am) – Feb. 21, 2009.**

Note: Board Meeting dates are reviewed at each Board Meeting and may be subject to change.

Timeshare Liquidators of Hawaii LLC.  
P.O. Box 3408 Lihue Hi.  
808 245 9325

Aloha Banyan Harbor Timeshare Owners,

As you know, we have been assisting your property with many different services throughout the years. From resale's, owner exchange opportunities, receivable collections to name just a few.

Recently, your Timeshare Board of Directors requested our assistance in assisting **owners, who have sold their timeshares. Our service would insure all of the proper Hawaii agencies are notified and all forms are properly recorded.** If you have sold a Hawaii timeshare week in the past, you know this is no small feat to have your sale recorded properly in Hawaii.

We have packaged our "Transfer of Ownership" in conjunction with a Hawaii title company for Owners of Banyan Harbor Timeshare Intervals.

Our service will consist of the following:

1. Preparation of Deeds,
2. Title search and Title Insurance
3. Recordation of Deeds in both Land court and Bureau of Conveyances.
4. All necessary documentation for transfer of deeds and notification to Banyan Harbor timeshare ASSC.
  - All maintenance fees must be current and mortgages paid off
  - This does not include any probate transfers or transaction.
  - Does not include legal advice
  - All funds will be processed through escrow Title Company.

Our fee is an upfront fee of \$1,500.00 and is NON refundable.  
We do accept Credit Cards.

If your are interested, Please contact Stacy Hirokane 808 245 9325 or [Stacy.Hirokane@hawaiiantel.net](mailto:Stacy.Hirokane@hawaiiantel.net)

Mahalo!

Ben Bregman  
Banyan Harbor Timeshare Developer