



Quam Properties Hawaii, Inc.
5095 Napilihau St. Suite 202
Lahaina, Hawaii 96761
Ph 808 665-1315 Fax 808 665-1319

Aloha Napili Villas Owners,
Property Report July, 2018

As your managing agent, we continue to focus on the curb appeal items that keep the community looking upscale. We have completed many fence repairs that occurred during an active wind filled winter and spring.

All the buildings are being retrofitted with new plugs in the attic vents where birds can and will nest. In addition, we are encouraging all owners to update the air conditioning boxes with a mesh cover so birds do not nest in these areas.

We continue to monitor and work with the landscape contractor who keeps all the plants and shrubs on a year round pest control and plant enriching maintenance cycle.

The board is in favor of looking at patrolled security each evening for the entire property. We are interviewing and compiling proposals for this service.

Our recycle program continues to produce less trash and ads revenue to the AOA bottom line each month.

Since the development of this property, The Department of Water Supply unknowingly entered the multiple water meter data into their billing process incorrectly. We are proud to announce that your on-site manager Jim Cribben working with myself uncovered and dissected the error and negotiated with the Department of Water Supply a substantial refund dating back to 2011. We are currently researching and negotiating to get another refund for the same error dating back to 2002.

Quam Properties Hawaii, Inc. takes fiscal responsibility seriously, and it is reflected in the financial reports of the community.

Mahalo,

Gregory A. Rosenblum
Property Manager
Quam Properties Hawaii, Inc.

Monday ...7-02-2018 on property over the weekend for gate at basin at 7:30 am
At Quam offices to check messages. Will follow up on calls received over the weekend.

All recycling stations cleared and all stations restocked. Basin rubbish removed and container rinsed with bleach solution



All items collected have been sorted and along with some of last weeks recycling has been returned to the redemption center. Funds and receipt have been placed to the inbox at Quam offices.



Notice to managing agent of building 127-4 has received second request to have palms removed from under the soffit and eaves and all fronds touching building.

Irrigation is being checked due to several "Hot Spots" showing up on lawn areas. Timers may have to be adjusted to some zones as we enter the summer months.

Tuesday 7-03-2018 On property to unlock the gate to the basin. At Quam offices to check messages.



Notices placed to all bulletin boards and dumpster enclosures.

Golf cart batteries are not holding a charge / checking on prices for new batteries.

Monday 7-09-2018 At Quam office to check messages. On site over the weekend for the gate at the basin. On property to start the recycling process, checking irrigation and adjusting the heads to ensure proper coverage.

Bird plug installation continues to eave areas / notices will be given to owners of AC boxes in need of repair / replacement or the removal of nesting material. All 2nd floor boxes must have aviary wire ¼ galvanized mesh to keep roosting birds from nesting and risking mite infestation.



Tuesday 7-10-2018 unlock gate. At Quam offices to check messages. Will be conducting a walk around inspection today

Power washing building 22

Proposal will be sent for the replacement of the rain gutters. Crew was on site today to look at the scope of work and determine the estimated time per building to remove the rain gutter.



Bird plug installation continues with building 22 completed today.

Wednesday 7-11-2018

Unlocked the gate to the basin. At Quam offices to check messages. On site to start power washing building 22, each building that has been completed with the installation of the bird plugs is power washed.

Monday 7-23-2018 Gate locked and opened over weekend. At Quam offices to check for messages. Will be following up on proposals and also notices placed to units regarding storage areas.



Property looks green and well maintained, ground cover is almost weed free and blooming with yellow flowers. Street trees are full and provide good shade. Hedges are well trimmed; lawns are green and healthy. Irrigation is being monitored in an attempt to save water.

Recycling will be collected and sorted / all stations will be restocked and bins cleaned with bleach and soap. All bins placed back to the dumpster areas.

Landscapers will complete regular service along with their continuing projects. Weed whacking the planter edges and lawn where mowers can't get to. Follow up on mower; and finally the blowers for end of the day clean up.

Tuesday 7-24-2018 At Quam offices to check messages. Walked property to check on storage areas that received notices and there has been good progress with clean up and removing items not allowed.

Notices will be placed to all units with upcoming pest treatment. Buildings 10 – 18 are affected.



Notices were placed to allow for interiors spray for appointment.

Building 32 is getting power washed. Stairway is in need of cleaning and touches up paint.

Wednesday 7-25-2018 following up on proposals for security and also rain gutters. Landscapers are working on general clean up along with trimming.

Complete power wash of 32 Polohina stair ways including the concrete steps.