

December 2024

A Message from Your Board of Directors

This has been a busy year for our Association especially with Sam, our landscaper leaving for the mainland. Our current landscape company is Lito's Nursery & landscape. Wave and say hi to the guys when you see them as they do a good job for us. We've had shower trees replanted, storm drains cleaned out resulting in several truckloads of debris, carpet, furniture, clothing, trash etc. Remind contractors not to dump anything behind the rock walls as we find materials regularly.

All homeowners on the Ridge are required to be members of the Association and pay dues. This coming year's 2025 annual dues are again set at $250, the same as last year. Our fiscal position is strong since our now self-managed association has saved paying commercial management fees, and has been able to build up an adequate reserve for emergencies. However, because of inflation, we anticipate that we will be increasingly squeezed to stay within budget in the future, and we may need to make an inflationary adjustment in the next couple years.

Annual Meeting Will Be March 19, 2025

All homeowners especially new owners are encouraged to attend the annual meeting scheduled for **March 19, 2025** at Hahaione Elementary School Cafeteria. Sign-in will begin at 6:15 followed by the meeting at 6:30pm. This is an opportunity to meet your neighbors and give your input on issues affecting our Ridge community and Association stewardship.

Board members are voluntary and do not receive compensation. We have four Board openings. Your talent is always welcome. If you are interested in running for the board, please email us at: marinersridgehi@gmail.com

Your Board Members:

Cynthia Toth- President (2026)

Charles Morrison- Vice President (2027)

Ursula Menez- Treasurer (2027)

Joe Vierra – Secretary (2026)

Scott Viola; Jenna Moliga; Kip Jones (2025) and Rhonda Bryan (2026) (one open position (2027)- Directors.

New Maintenance Team

We are delighted to have retained Lito's Nursery & Landscape, a family-owned commercial landscape firm that began maintenance work on the Ridge in November. The company is run by Lito Escalante, who is pictured here with a few crew members and whose passion is landscaping. Lito enjoys assisting his clients on projects with a great amount of detail. Lito is available for residential work as well. PH: 808 630 1434 (lito orange shirt no hat)



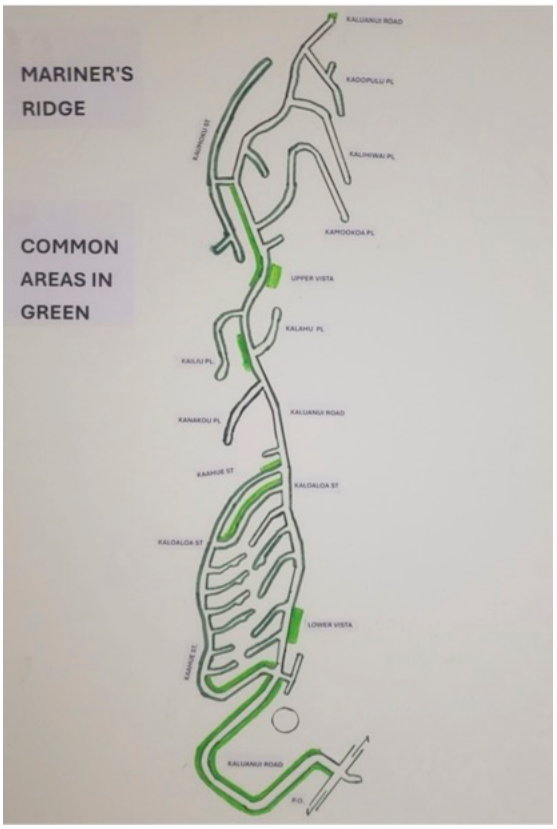
PLEASE VISIT OUR WEBSITE AT MRMAHAWAII.ORG

About Mariner's Ridge…

On April 26, 1972, the charter for the incorporation of the Mariner's Ridge Maintenance Association was recorded with the State of Hawaii, as a non-profit corporation. We are a 421J as confirmed by our attorney which means we don't need to do an audit every year. We will do an audit every 3 years. The charter states:

The objects and purposes of the corporation shall be: To manage, control and provide care, maintenance and improvement of those certain areas set aside for the benefit of all the lessees and occupants of every residential lot…

Thus, the MRMA is a "care and maintenance" association, with mandatory membership that is appurtenant to your deed when you bought the property. The MRMA maintains the areas indicated in green on the map below. Both sides of Kaluaniu Rd, upper & lower vista, several side streets and the very top.



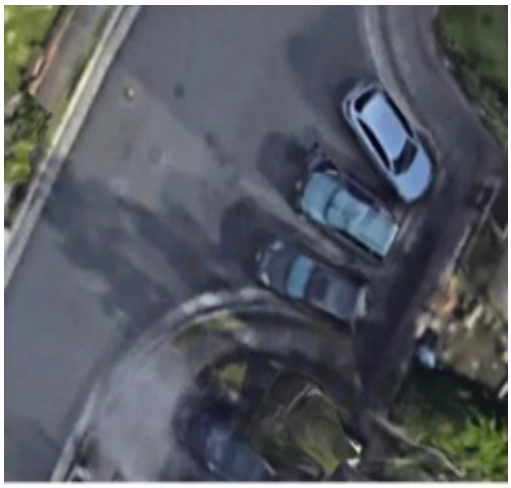
MRMA expires....

The Declaration of Protective Provisions says MRMA will expire 75 yrs from origin date. Prior to December 5, 2046 it will be necessary to have an amendment of the owners. It will take 66 2/3% or 284 votes to pass MRMA and keep it going.

Homeowner Voices

Throughout the year we receive calls and emails with suggestions from homeowners to include items in the newsletter. We value your input and everything is worth saying. Some reminders:

- Owners are required to maintain their property on all four sides of your home. Bushes and plants should be cut back to provide full use of sidewalks. The unimproved sidewalk areas on cul-de-sacs or the backsides of cliffs have customarily been maintained by the owners directly across the street for convenience. The backside of the cliff area is the responsibility of the owner up above, as well as is the unimproved sidewalk down below. Example – if a tree overhang or bush encroach into the street or block passage on the unimproved sidewalk, the city will cite the owner up above.
- Fire Marshall reminds us, in light of the Lahaina fire, to remove and clear dry bushes and junk lying around your house to minimize risk of fire.
- Dumpsters parked on the streets must get a permit from the city and be marked with blinking lights for safety. If it's parked on your property- no problem.
- Overhanging trees that pose imminent danger of overhanging branches causing "sensible" harm to property other than plant life, the owner is liable for the cost of tree trimming the branches as well as the damaged caused.
- The turnabouts at the end of the cul-de-sacs are specifically for emergency vehicles to turn around. It is not a storage area for excess cars, boats or motorcycles. Do not park more than 30 minutes and it is subject to a fine.



- Boats/trailers-it's not permitted to park for more than 24hrs without a permit. It's not permitted to wash, polish, grease or repair a vehicle on the street, except for minor repairs to move the vehicle to an authorized area. If left unattended more than 24hrs the vehicle is considered abandoned just like a car. Same goes for cars stored or parked on streets for more than 24hrs. The city considers it an "abandoned vehicle" and subject to towing at 72 hrs.
- A frequent complaint is about overgrown trees that impair the view plane of owners above or nearby. While we have no enforceable rule in our bylaws, keep in mind one person's tree may decrease the value of the neighbor's property. Everyone has a right to a clear view plane, be considerate to your neighbors.
- Parking too close to intersections: vehicles must be parked at least 20' from intersections to avoid obstructing the view of drivers and pedestrians.
- Parking against traffic flow: you must park in the direction of traffic flow. Parking against traffic flow is considered a violation.

Treasurer Kip Jones retires from the Board. Ursula Menez steps up to be our new treasurer.

Since becoming self-governing, the MRMA has been extremely fortunate in having Kip Jones as our treasurer. A retired CPA from Ernst & Young, Kip set a high standard for maintaining monthly financials and annual reports along with tax and audit documents. Kip has been mentoring Ursula Menez who we are grateful for having volunteered for the position.

Directors up for re-election:

Jenna Moliga has been a Mariner's Ridge resident since 2020, when she fell in love with the beauty and the views from the ridge! When not working as a local healthcare worker, Jenna enjoys spending time with family and friends in the great outdoors. She has served on the MRMA board for two years and looks forward to continuing her service. (new term until 2028)

Scott Viola – We thank Scott for his service but due to a heavy workload at this time needs to focus his energies in that area. With that being said, we thank Scott for his service and perhaps in the future when he has more time, he will volunteer for the Board again. (new term until 2028)

Dennis Jost – new person running for seat on board. Dennis and wife Michelle finally moved to Mariner's Ridge this year after looking for a house on the ridge for a long time. We always admired the ridge for its outstanding views. Originally, from Germany, I've called Hawaii home for 15 years and served on the board of the Moorings community before moving to the ridge. When I'm not hiking or boating, I enjoy playing with our golden doodle, Charly. I would love the opportunity to help maintain Mariner's Ridge as the gem it is and contribute to its improvement wherever possible.

Vacancy (new term until 2028) (kip jones retired)

Vacancy (term until 2027)

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Reminder to please send in your proxy's.