



Patricia 'Patsy' Shaffer

Queen of the Magical Kingdom! *(Her unofficial title)*

After **thirty-seven years**, she's **RETIRED!** Her last day was on July 6th.

Patsy has been with the resort since June 1986. She started as the Housekeeping Manager, and only the Coral building was in full operation then. The Alii was in the final stages of construction and being prepared for opening in December. Oh, so many memories!

In 1987, she transferred to reservations. She was determined to learn everything about the timeshare industry. She felt it was pertinent to keep the owners happy. It helped when she needed to explain and educate the individual owners. She had the patience to walk them through the process of making their requests and how to bank it if they chose.

The next step was to become the manager in 1988. She was hesitant but she had the knowledge, knew the property and many of the owners. Since then, she has continued to excel in her knowledge and enjoyed her work. She always made time to assist not just her staff, but other managers and associates as well.

It's funny, but the managers and associates would always check with her before approaching me for a request or concern. Her response was always, 'She is not hard to speak to but be sure you have all the information and the reasons.'

Plus, you could always find goodies in her office! It did not matter if you needed salty, spicy, or sweet - she had it!

Patsy was always happy, smiling and laughing as though there were no worries. She was also our event planner: summer picnic, Koloa Plantation Days mini golf and parade, Keiki summer club & easter egg hunt (in early 90s), Halloween costume contest and more.

She can now do more of her hobbies at leisure, sewing for the halau, making crafts and shoreline fishing. But most importantly, it is time to spend with Walter, Benjilyn, Alison, Jayna (daughters) and her mo'opuna (grandchild) Kahili.

You are sorely missed, and it's only been three weeks! All the best to you always and forever!



Kalapaki Bay

Mahalo nui loa for your *Dedication and Commitment* through the years!



Whole Unit Conversion Update!

We have finally got all intervals in one of the original units and collaborating with our attorney to de-annex it from the Timeshare program. It's exciting since we have been at this for the past five years. Once it is de-annexed, we will list it with the realtor and post notice on our website.

The additional units have been identified and letters were mailed at the end of May/early June. If you are one of our lucky owners, MAHALO for participating. The response has been positive and quick.

The association continues to receive additional weeks through foreclosures and deed backs. So if you are looking to purchase more vacation time, great! We are happy to assist you!

We have our O.F.F program if you want to purchase one-bedroom weeks. Complete the form on page 6 and email it to 5017home@lawaiibeach.org. Someone will contact you within 24 hours.

To purchase two-bedroom weeks, you may contact Vision Realty Kauai at (808) 651-0660. You can also visit their website at www.visionrealtykauai.com.

BUT, if you want to own an entire unit, send an email to m.freitas@lawaiibeach.org to be added to our waitlist.

Mahalo for keeping Lawai Beach Resort financially stable!



Owners are being called or emailed stating that the Lawai Beach Resort is being sold. **This is NOT true.** The Board and Management are not in discussion about selling the resort. The Board and Management would send you information should an event like this ever be done.

We do have on-going sales of timeshare inventory, through Vision Realty. We do rental of the Association owned inventory through HTSE, to make up for the loss of maintenance fees for these intervals/weeks.

Whole condominium sales will commence once we have completed the conversion of a timeshare unit.

So, if you are contacted, please be careful.

**DO NOT SEND ANY MONEY!
AND DON'T SIGN ANYTHING WITHOUT
FIRST HAVING YOUR ATTORNEY REVIEW IT!**

Mahalo!

Don't just visit Kauai. Explore it.



Our Activity Desk at the Lawai Beach Resort can help you book helicopter rides, boat tours, luaus and more. Plus, attend our Island Orientations on Saturdays at 8am by signing up in the lobby or dialing **extension 1156** or **1157** from your room.

Plan ahead and book activities before you arrive! Email atiyh@yahoo.com or call directly **808-651-6479**. For an activities calendar, visit www.lbractivities.com.



General Manager's Message



Noe Hookano
General Manager
Lawai Beach Resort
5017 Lawai Rd.
Koloa, HI 96756
(808) 240-5158
n.hookano@lawaibeach.org

How to avoid late fees, finance charges and other fees!

The best practice is to pay before the October 1st deadline to avoid these charges. Even if you need to break down your payment, you have three months to do this. We have many owners who also make monthly payments throughout the year. By doing this they have either prepaid it in full or lowered the final payment. And they do this every year!

Late fees (\$50/week) are applied on October 11th. If you are mailing your payment in, please be sure it arrives before the 10th to avoid this fee. If your payment is received on or after the 11th, you are still responsible for paying the fee.

Finance charges (1.5%) begin on November 1st and every month thereafter. In December, the foreclosure process begins and with it come more charges.

All reservations are then placed on hold until the fees are paid in full! Even if it is banked with an exchange company, a hold is placed, and your exchange account will be locked.

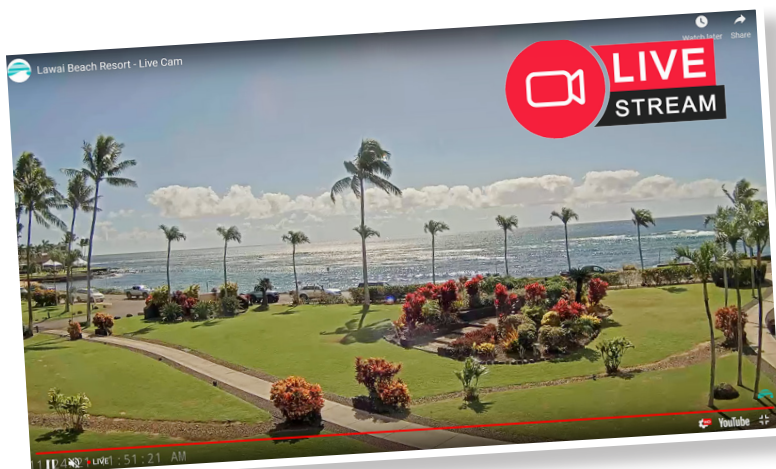
Again, to avoid any of these charges, payment needs to be received by October 1st.

I consider timeshare to still be the best prepaid vacation. Prices are up all over. I recently stayed on the eastside and the lowest rate for a room was \$259 per night Kama'aina (island resident). If I had stayed for a week The cost would be \$1,813 before the taxes and resort fee. That's the maintenance fee for a week in the Banyan Executive Suites! Makes sense to own it versus renting it.

However, in the event you are no longer traveling, there is the Deed Back/Quit Claim program.

I look forward to continuing to service you and the resort!

A hui hou!



2024 Maintenance Fees Timeshare Interval Owners

	Alii		Banyan			Coral			Lika Lani
	1/1	2/2	1/1	2/2	BES	1/1	2/1	2/2	2/2
AOAO Fee									
Operating Costs	317.15	484.10	321.35	516.61	536.48	283.79	390.14	419.06	390.61
Capital Contribution	63.44	96.83	64.27	103.33	107.30	56.76	78.03	83.82	49.51
AOAO Total	380.59	580.93	385.62	619.94	643.78	340.55	468.17	502.88	440.12
Timeshare Fee									
Operating Costs	688.18	748.43	696.82	742.38	850.59	620.00	703.08	728.30	844.83
Property Tax	127.12	138.24	128.71	137.13	157.11	114.52	129.87	134.52	154.27
Capital Contribution	145.95	167.88	109.08	115.32	132.45	43.88	60.32	64.78	171.57
General Excise Tax	38.42	41.78	38.90	41.44	47.48	34.61	39.25	40.66	47.08
Timeshare Total	999.67	1,096.33	973.51	1,036.27	1,187.63	813.01	932.52	968.26	1,217.75
Total Fee	1380.26	1677.26	1359.13	1656.21	1831.41	1153.56	1400.69	1471.14	1657.87

The 2024 maintenance fee statement was mailed on July 7. If you haven't received your statement by late-July, please contact Malia Freitas at m.freitas@lawaibeach.org



2024 Maintenance Fees Whole Unit Owners (Monthly)

	Alii 1/1	Alii 2/2	Banyan 1/1	Coral 1/1
AOAO Fee				
Operating Costs	1,326.17	2,024.86	1,343.75	1,188.12
Capital Contribution	265.49	405.26	269.00	237.56
AOAO Total	1591.66	2430.12	1612.75	1425.68

SPECIAL OFFER

O.F.F Program

One-bedroom, One-bath Units Only (Annual, Even or Odd)

\$600 closing + one year maintenance fee for the 1st week.
Additional week(s) at \$125 per + one-year maintenance fee per week, maximum of four weeks per deed.

2023 Maintenance Fees (per week):

(Alii) \$1,380.26 (Banyan) \$1,359.13 (Coral) \$1,153.56

Fill out the form on the next page and email to 5017home@lawaibeach.org

SPECIAL OFFER



LAWAI BEACH RESORT

O.F.F. (Owners, Family & Friends) Program Information

Please fill out sections I, II & III and return to the front desk or email to 5017home@lawaiibeach.org

SECTION I

Owner #: _____ (if already an owner)

ALII, BANYAN, CORAL - ONE-BEDROOM/ONE-BATH UNITS ONLY (ANNUAL, EVEN OR ODD)

\$600 + one year maintenance fee for the first week.

Additional week(s) at \$125 + one year maintenance fee per week, maximum of four weeks total

Building:	_____ Alii	_____ Banyan	_____ Coral	
Usage:	_____ Annual	_____ Even	_____ Odd	
# of Weeks	_____ One	_____ Two	_____ Three	_____ Four
Closing cost	\$600	\$725	\$850	\$975

SECTION II

Please print name(s) **EXACTLY** as you would like it to appear on the deed. If more than two owners will be listed on title, please provide their information in the notes section at the bottom of this page.

Buyer1: _____ Marital Status: ___ Married ___ Single

Spouse name (if married): _____

Buyer2: _____ Marital Status: ___ Married ___ Single

Spouse name (if married): _____

Address: (street) _____

Address: (city, state & ZIP) _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Tenancy:

_____ Tenants by the Entirety – Rights of Survivorship – Married couples only

_____ Joint Tenants – Rights of Survivorship

_____ Tenant in Severalty – One person/entity on title

_____ Tenants in Common – NO Rights of Survivorship

_____ TRUST – MUST submit the title page, trustee(s)/successor trustee(s) page, powers of the trust page, signature/notary page(s) with this form.

LBR Use Only:

1) ICN: _____ _____ ANNUAL _____ EVEN _____ ODD

2) ICN: _____ _____ ANNUAL _____ EVEN _____ ODD

3) ICN: _____ _____ ANNUAL _____ EVEN _____ ODD

4) ICN: _____ _____ ANNUAL _____ EVEN _____ ODD

Received by: _____

Date: _____

Date sent to PCM: _____

Rev. 06.01.2023

Lawai Beach Resort

Buy or Sell

Give Ed or Sonya a call



Ed MacDowell 808-651-0660

lawaivision@gmail.com

Sonya Halladay 808-651-0204

sonyakauai@gmail.com

For Sale / Rent By Owners

Banyan Building

BES 2B/2B, floating week, Odd year only \$19,000

Please email me denise_benko2@aol.com

How To Run for The Board

The nomination form to become a candidate on the Board of Directors election ballot is included in this **Summer Edition** of the resort newsletter and on the resort web site. We ask that you complete and submit the form by the deadline, **September 22, 2023 by 4:30pm HST**.

Please pay attention to the instructions as there are word limits. If you submit a nomination form and exceed the word limit you will be asked to revise and resubmit. The resubmission would still need to be received by the deadline in order to be valid.

Qualifications: You need to be an owner in the building you would like to serve and your account in good standing.

If you own in multiple buildings in the same association and would like to run on multiple ballots it is allowed as long as your account(s) is in good standing. Please keep in mind that you can only represent one building in the Association if elected. This only applies to the Lawai Beach Resort Timeshare Association consisting of Alii, Banyan and Coral buildings.



LAWAI BEACH RESORT

NOMINATION FOR THE 2024 BOARD OF DIRECTORS

Lawai Beach Resort Timeshare Owners Association: (You may represent only one building)

Please circle one: Alii Banyan Coral

OR

Lika Lani Timeshare Owners Association

Please Print Clearly:

Name:	Ownership(s):	
Address:	Phone:	
	Phone:	
Occupation:		
Statement of Qualifications (limit to 150 words):		
Why do you seek the nomination (limit to 100 words)?		

Signature of Nominee: _____ Date: _____

*Please complete a separate nomination form for each building you wish to be considered for. To be considered by the Nominating Committee, nomination must be received no later than **September 22, 2023 by 4:30pm Hawaii time.**

Please return this form to:

Candice Lopez, Lawai Beach Resort *5017 Lawai Road Koloa, HI 96756

FAX: (808) 240-5320 or EMAIL: exec.admin@lawaibeach.org

Let The Buyer Beware!

The Board of Directors at Lawai Beach Resort have an ongoing commitment to present the owners with a variety of exchange options. This is why we currently have agreements and/or affiliations with Resort Condominium International (RCI), RCI Points Program, Interval International (II), Trading Places International and Hawaii Time Share Exchange (HTSE).

Some point-based vacation clubs operate much the same as an exchange company. The owner has the option of using his or her fee simple ownership week(s) at Lawai Beach Resort or banking that week and receiving points for use at other comparable properties for days or weeks, or for other travel-related services such as airfare, cruises, car rentals, etc. Ordinarily, you remain the owner of the week and you continue to have a voice through your elected Board representatives. This is the main reason why the Board, several years ago, decided to make the RCI Points Program available.

However, some point-based vacation clubs may require you to relinquish your fee-simple deed of ownership into a trust. In this case you would be credited with points, and you would have to exchange back into Lawai Beach Resort or to any other resort or vacation option – subject, then, to availability within that vacation club’s holdings in or access to any specific property. Further, having relinquished your ownership, the vacation club trust would be empowered to cast any and all votes in the annual elections of Directors and Annual Meetings of the Board. As the legal owner of your one-time interest, they would have a voice at such meetings and as they see fit. A long-term potential danger to this option is that if the “vacation club trust”/ corporation obtains enough interest in Lawai Beach Resort (LBR), they could control the election of officers on the LBR Board of Directors, hence, control the fees and maintenance of this Resort.

Today the LBR Board of Directors consists of owners who are concerned about the value of the property and keeping fees to a minimum. If the control of the Board of Directors swings to a “vacation club trust”/corporation, the emphasis of the fees could change in order to maximize the profit to the “vacation club trust.”

Lawai Beach Resort owners are not precluded from joining any non-affiliated exchange company or vacation club, but, now – more than ever – the old adage applies: LET THE BUYER BEWARE!

As a result of a number of inquiries, we reprint this article from previous issues of the Lawai Beach Resort Newsletter.





FAQ

Frequently Asked Questions

What is the time schedule for the new Alii one-bedroom remodels? It will take 3 weeks per unit, so it will be completed over a three-year span. The last unit will be completed on July 10, 2025. Once the one-bedrooms are complete, work will begin on the two-bedroom units.

What is happening with the AC in Alii, Banyan and Coral? We have gotten proposals for the AC in these buildings from the same contractor who installed it in Lika Lani. It is currently being discussed by the board.

Will Banyan furniture be replaced anytime soon? Yes, it will be replaced this year. This replacement has already started with the BES units.

Mahalo For Your Support



Our Goal \$6,000

We Raised \$ 10,292

Visitor Industry Charity Walk: This year the resort set a goal of \$6,000 for fundraising. 100% of the funds raised will stay on Kaua'i supporting over 60 non-profit organizations.

Each department conducted fundraisers in the months of March and April by selling plate lunches, snacks, cupcakes, sandwiches, and more to associates.

Front Desk and Reservations sold color paper 'Slippahs' to owners and guests for \$5 each with their name(s) on the slippahs and posted in the reception area. Mahalo to all the owners and guests who have supported our fundraising.



RESORT INFORMATION

For more resort information, please scan the QR code with your mobile device camera or go to www.lawaibeach.org/assets/QR_booklet.pdf



To save on re-printing costs of the in-room booklet, we placed a QR code in each unit for easy access.

Thrifty.com DOLLAR Special Rates

Thrifty & Dollar offer you special rates, plus the following benefits adjusted at the rental counter:

- Free Additional Driver
- Discounted Underage Driver Fee (\$10 plus tax per day)

Thrifty - Use Corporate # **3040995**

Dollar - Use Corporate # **3026149**



Photo by Ed Kent



Photo by Ed Kent

5017 Lawai Road, Koloa, HI 96756
(808) 240-5100

FAX Numbers:

Reservations 808-240-5186
LBR Executive/POMI 808-240-5320
Accounting/Owner Services 808-240-5189
Front Desk 808-240-5187
Concierge/Activity Desk 808-651-6479

Email Addresses:

General Manager	n.hookano@lawaiibeach.org
Dir. of Operations	o.hoff@lawaiibeach.org
Dir. of Finance	z.carineo@lawaiibeach.org
Dir. of Human Resources	d.dama@lawaiibeach.org
Housekeeping Manager	c.galano@lawaiibeach.org
Guest Services Manager	s.magallanes@lawaiibeach.org
Reservations	reservations@lawaiibeach.org
Owner Accounts Clerk	m.freitas@lawaiibeach.org
Security Manager	n.solatre@lawaiibeach.org
Manager of Information Systems	s.chan@lawaiibeach.org
Concierge/Activity Desk	atiyih@yahoo.com

Boards of Directors



Thomas Babcock
President of LBR AOA & TSOA
Alii Representative
t.babcock@lawaiibeach.org



Tim Aboudara, Sr.
Director of LBR AOA & TSOA
Coral Representative
t.aboudarasr@lawaiibeach.org



Bruce Blohowiak
Vice President of LBR AOA & TSOA
Banyan Representative
President of Lika Lani AOA & TSOA
blohowiaks@msn.com



Dr. Julie Evans
Director of LBR AOA & TSOA
Banyan Representative
j.evans@lawaiibeach.org



Mark Shepard
Secretary of LBR AOA & TSOA
Vice President of Lika Lani AOA & TSOA
Alii Representative
m.shepard@lawaiibeach.org



Conni Larson
Director of LBR AOA & TSOA
Alii Representative
c.larson@lawaiibeach.org



Cliff Buck
Asst. Secretary of LBR AOA & TSOA
Coral Representative
c.buck@lawaiibeach.org



Rick Takach
Director of LBR AOA
Whole Unit Representative
r.takach@lawaiibeach.org



Michael Harrow
Treasurer of LBR AOA & Dir. of LBR TSOA
Coral Representative
Sec/Treas of Lika Lani AOA & TSOA
mharrow@earthlink.net



Edward Kent
Treasurer of LBR TSOA & Director of LBR AOA
Banyan Representative
e.kent@lawaiibeach.org

Director Emeriti

Marge Anthony *
Harold Heller *
Marian Knowles
Bill Shepard *
Mark Gordon
Robert Hipke *
Jerry Stewart

Ned Leone
Leonard Thompson*
Tom Wardell *
George Rice
Patrick McCarthy
Peter Goeldner
Calvert de Coligny *

* Deceased

2024 Maintenance Fee Payment Info

If paying online, please refer to your statement for the VISA / MASTERCARD payment amount (which includes a 2% convenience fee). You will need to enter this amount in the PAYMENT AMOUNT box, if you use the BALANCE DUE amount shown online, you will be charged the 2% convenience fee on the next business day.

To avoid the 2% convenience fee, you may mail a check, cashier's check or money order made payable to **Lawai Beach Resort** in US FUNDS. **DO NOT SEND** any other correspondence with your payment.

Lawai Beach Resort
 Attention: Owner Accounts
 5017 Lawai Road
 Koloa, HI 96756



Calendar

- July 7 2024 Maintenance Fee Statement mailed
- Sept 22 BOD Nomination Forms due
- Sept 27 Board of Directors' Meeting
- Oct 1 Maintenance Fee Payments Due
- Oct 11 Late fee applied to delinquent accounts
- Nov 1 & Dec 1 Finance Charge of 1.5% assessed on delinquent accounts.
- Dec 1 Foreclosure processed on delinquent accounts



Beach House Parking

To avoid any confusion and disagreements, we have clearly identified their stalls with yellow curbs and the letters BH. Please avoid parking in these stalls as you will be asked to move your vehicle before 2 p.m. daily.

Mahalo for complying!

Reservations



Aloha Owners,
 We are well into the year now and would like to remind you to reserve your week(s) for 2024 and 2025. You have the opportunity to book your use up to 24 months in advance (example: use for August 2025 may be requested on August 1, 2023). Reservations are processed in the order received. Should you have questions regarding your reservations, please don't hesitate to contact us:

Email: reservations@lawaiibeach.org
 Fax: 808-240-5186
 Phone: 808-240-5313

A Hui Hou,
 Susan Magallanes
 Guest Services Manager











Congratulations to Cora Galano

who was promoted to Housekeeping Manager effective June 9, 2023.

She has worked for Lawai Beach Resort for 28 years as an Inspector, Housekeeping Supervisor and then the Assistant Director of Housekeeping.

Please congratulate Cora when you see her on your next visit.



Cora Galano
Housekeeping Manager

Congratulations to Susan Magallanes

who was promoted to Guest Services Manager effective July 7, 2023.

She has worked for Lawai Beach Resort for 27 years as a Front Desk Agent, Front Desk Supervisor and Assistant Guest Services Manager.

The Front Desk and Reservations Departments have merged to be called Guest Services and Susan will lead them. Please congratulate Susan when you see her on your next visit.



Susan Magallanes
Guest Services Manager

Associate of the 1st Qtr 2023

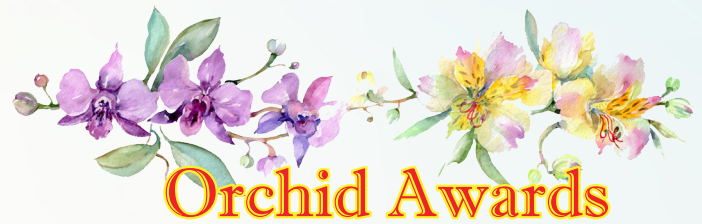


Kristen Puni - Accounting

Service Awards



Nelita Ganaden (10 Years)



Associates received 1039 Orchid Awards in February - May 2023! This is recognition from their managers and peers, and FROM YOU! *Congratulations to*

Guest Services

Jeremiah Aguilera
Leo Briones
Annie Esposito
Angel Medrano
Janine Pagador
Judy Roberts
Sheree Velasco

Engineering

Danny Blake
Kalei Fermin
Gil Fernandez
Mel Fernandez
Raymond Gambito
Elizer Magana
Ernie Nacapuy
Brian Perreira
Kim Silva
Jhonny Tarin
Vernon Veal
Vincent Veal

Landscaping

Ferdinand Lagundino
Melchior Lastimosa
Cesar Medrano
Melanie Rosa

Housekeeping

Marilyn Acob
Janet Arios
Dante Badua
Nora Baloalao
Dandee Blanes
King Blanes
Leilanie Blanes
Imelda Brillantes
Ilden Doctor
Eltomer Dullaga
Rosario Fostanes
Nelita Ganaden
Faustino Gudoy
Camela Ingeneiro
Cresencio Johnson
Sam Jose
Haidie Loza
Maria Manuel
Eugene Mayo
Michael Medina
Jocelyn Mendoza
Milagros Miguel
Lucky Ramos
Norma Tamayo
Elvira Valmoja
Francisca Velasco

Security

Mark Abella
Franco Abero
Joseph Agoun-Kona
Ryzen Cruz
Lyle Nakaahiki
Nicanor Ocumen
Joseph Pascual
Ernesto Talingdan
Renz Umotoy

Accounting

Melissa Agoun-Kona
Malia Freitas
Kristen Puni

Management

Zenaida Carineo
Sherrie Chan
Deborah Dama
Cora Galano
Owen Hoff
Noe Hookano
Candice Lopez
Susan Magallanes
Wesley Pagador
Nick Solatre

'Ohana Additions



Catherine
Bautista
Public Area
Attendant



Donna
Ferreira
Room
Attendant

Internal Transfer



Vincent Vea
Engineer

Farmers Market



Banyan Lower Lobby
Monday 4pm - 6pm

A new ocean safety sign was recently installed near the resort west entrance by the Kauai ocean safety agencies



LĀWA'I BEACH MAP & SAFETY GUIDE

! ESSENTIAL SAFETY TIPS

SWIM AT LIFEGUARDED BEACHES - We always recommend you swim at lifeguarded beaches.

HEED POSTED WARNING SIGNS - Don't ignore them. Read them and heed them.

RECOGNIZE AND AVOID RIP CURRENTS - Strong currents are generated by wind and waves.

STAY AWARE OF OCEAN CONDITIONS - Conditions can change from hour to hour.

***WHEN IN DOUBT - DON'T GO OUT!**

- INJURIES AND DEATHS HAVE OCCURRED HERE
- **BE SAFE!**

IF YOU GET CAUGHT IN A RIP...

1. **KEEP CALM** Conserve energy, float, breathe, don't panic, and wave for help.
2. **GO WITH THE FLOW** relax, breathe, and float in the current. Allow the current to take you away from the beach, where it will eventually release you offshore. There is **NO UNDERTOW** (ocean currents move horizontally and do not pull you downward. Remember: **RELAX & FLOAT.**
3. **WAIT FOR HELP** - if there is large surf or shoreline hazards, wave your hands for help and wait for assistance.



*WARNING - NO LIFEGUARD

You are visiting this area at your own risk.

- INJURIES AND DEATHS HAVE OCCURRED HERE

