



NEW HOMEOWNER'S GUIDE / LONG-TERM TENANTS

ALOHA! Welcome to our community! We hope that Kai Lani is everything you envision it will be. The following packet is put together to help you make a smooth adjustment to your new home. It includes all of our House Rules plus boatloads of fun ideas and contact information.

REGISTRATION, GATE ACCESS, AND PARKING: Check-in with our manager to register and to apply for your Ko 'Olina resort badge for your car. Registration hour is 9:00 – 10:00 a.m., Tuesday through Saturday, and the office is located by the pool. The manager can let you know what your access number is for the entry gate and pools at that time if you do not know it. If you are a new homeowner, you will need to have the manager program in the local phone number that you wish to use at the gate directly. (The number is not visible at the gate, but guests using the gate directory, will be given a three-digit code, which will call that number. When they call from the gate, you can push "9" to open it for them.) If you want to see who is at the gate, turn to channel 57 on your television. Your access number also works for the pool gates. At the Kai Lani gate, it requires pushing the button with the key on it first; at the pools, just enter the access number. The exit gate opens automatically when you drive onto the stonework. There is also a button on the right-hand side going out. You can purchase a Ko 'Olina Resort badge for your car through Kai Lani's manager. With a Ko 'Olina badge, the main resort gate will just wave you through, or you can also purchase a *transmitter* from the resort through the Kai Lani office, which will allow you to use the restricted-access gate alongside the main gate so that you do not have to wait in line. Cars parked at Kai Lani without the Ko 'Olina badge or a temporary permit may be subject to towing, though we do not tow from deeded spaces without the space owner's *signed* request. Guest spaces are primarily for day use (for dinner guests, the cable guy, the Avon lady, etc.). Because there are only twelve, no resident is allowed to use them for his or her own vehicle at all. If you have a guest who decides to stay over, the Kai Lani office can issue a *24-hour* overnight guest permit, which is *not* renewable. For any stays longer than that, your *only* option for additional parking is to make arrangements *on your own* with neighbors who may not be using their extra space. The manager can also provide you with an activation packet for membership in the **Ko 'Olina Ocean Club**, which gives access to exercise facilities, concierge services and 10-15% discounts resort-wide.

KAI LANI IS A RESIDENTIAL COMMUNITY. Units cannot be rented out more than once a month, and any homeowner who does rent their unit more often than that or who fails to register his or her tenants (or guests staying in the owners absence) may face of a fine of \$500.

Emergency Contact Information

Kai Lani Site Manager:

Phone: (808) 676-5014

E-Mail: kailanimgr@hawaii.rr.com

Aloha Security:

Phone: (808) 676-6547

Police:

Phone: 9-1-1

Your Kai Lani Address:

92-1001 Ali'inui Dr., (unit #); Kapolei HI 96707

MOST IMPORTANT DO'S AND DON'TS:

While it is of great importance in community living that you know all the House Rules and, if you are an owner, are familiar with the Declaration and Bylaws, including the Declaration for the entire resort, we have found it helpful to emphasize a few of the rules that seem to be most difficult for people to remember. The summary below points out the primary rules that people forget along with types of behavior to avoid because others find it a nuisance. The complete rules should have been provided with your purchase material if you are a unit owner, but the manager will also provide you with a copy if you do not have one. New rules tend to be created wherever lines of good behavior are crossed frequently. Thus, conscientious behavior leads to fewer rules for everyone.

<u>DO</u>	<u>DO NOT</u>
Register with the Site Manager and obtain your parking permits during the next registration hour after your arrival. Registration hour is 9:00 – 10:00 a.m. Tuesday – Saturday. Cars without parking permits may be mistaken as NOT belonging at Kai Lani.	Put your garbage out before garbage pick-up days (Tuesdays and Fridays) or leave it out after. (Evening the day before is O.K. If you won't be here on garbage day to put your can in or out, you must dispose of it off-site, such as at Waimanalo Gulch across the main highway.)
Respect quiet hours of 9:00 p.m. to 8:00 a.m. Even conversations on lanais should be toned down after 9. Televisions, etc, played quieter.	Hold gatherings by the pool for groups greater than six (including yourself) without first making a cabana reservation.
Keep your entry and lanai free of any objects that are not outdoor furnishings: strollers, ice chests, bikes, toys, cans or bottles left on tables, towels, fins, wet bathing suits & laundry.	Bring glass into the pool area (pool area = the entire recreation area within the swimming pool fence). Jump the pool fence. Smoke in the pool area or bring pets into the pool area.
Thoroughly clean grills after each use; shut off propane tank after you are finished with the grill.	Move umbrella stands (as it damages the concrete and the stand) or place furniture where it blocks pathways.
Try to avoid creating smoke that becomes a nuisance to your neighbor.	Use fireworks on the property or adjacent Preservation Land.
Keep your dog on a leash and pick up dog waste. Don't let dog urinate on plants.	Park in someone else's assigned parking stall or in a guest parking space.
Leave the pool area by 9:00 P.M.	Use skateboards or similar equipment.
Be attentive in supervising children under the age of 14 in the pool area.	Drive on the grass or flowerbeds. Drive over 10 mph, as the roadways are also walkways.

Other Helpful Information

What is in the Neighborhood?

Shopping and Gas: 3 miles East of Ko 'Olina, in the town of Kapolei, you will find shopping for essentials including Safeway, Long's Drugs, K-Mart and Home Depot. Gas stations and Starbucks are also located in the Kapolei shopping district. To get there, turn left out of the Kai Lani gate and immediately merge right to get onto 92 East. Follow 92 East for 3 miles and follow the signs to Kapolei. You can see the shopping centers from the freeway.

Medical Care: In Kapolei (by the movie theatre) you will find a walk-in urgent care center, The Medical Corner, 890 Kamokila Blvd., Ste. 102, Kapolei – (808) 674-1600. The closest full-scale emergency room is St. Francis Medical Center West – 91-2141 Fort Weaver Road, Ewa Beach – (808) 678-7000 -- approximately 9 miles East of Ko ‘Olina (turn left out of the Kai Lani gate, then go right to get onto 92 East. After Kapolei, 92 East will become H-1 East. Take H-1 East to the Fort Weaver Road exit (Ewa). Go right off of the exit – you will see the hospital on the right).

Kaiser members, needing urgent care should call (808) 432-0000 for the closest location to receive treatment for non-emergency situations.

Emergency Medical Care: For emergency situations, call 911 and advise the dispatcher that you are staying at

Kai Lani at Ko ‘Olina, 92-1001 Ali’inui Drive (give your unit #)

Emergency Care for Kaiser Members: If you are a Kaiser member calling 911, be sure to advise the EMT’s that you are a Kaiser member. When possible, they will then take you to a Kaiser facility if transportation to a hospital is necessary.

Restaurants: There are several restaurants within walking distance of Kai Lani (just walk right out the front gate and turn right):

At the JW Marriott Ihilani Hotel. Turn right out of the Kai Lani gate and the JW Marriott’s Ihilani is the first hotel on the right at Lagoon # 1. (679-0079 for all below / www.ihilani.com):

- Azul’s Restaurant – Fine dining, featuring local and international flavors, and Sunday champagne brunches.
- Napuaka Terrace -- Casual but elegant dining ; nice breakfast/brunch buffet.
- Ushio-Tei – Traditional Japanese dining, including sushi and sashimi.
- Hokule’a Lounge - Casual dining in an elegant bar overlooking pool and ocean, consisting mostly of pupus, tapas plates, and sandwiches. Nice place for a sunset cocktail.
- Poolside Grill -- Very casual dining, consisting of sandwiches/hamburgers, salads, pupus.
- Coffee bar just off the lobby serving espresso drinks and breakfast breads in the morning.

At the Marriott Ko ‘Olina Beach Club. Turn right out of the Kai Lani gate, and the Beach Club is the tall towers at Lagoon # 3. (679-4700)

- Kolohe’s Bar and Grill -- Very casual outdoor dining – breakfast, lunch and dinner -- with a nice ocean view. The basic menu is salads, sandwiches and hamburgers; but Kohole’s has a great weekend evening buffet of prime rib, crab, and lobster ravioli and also features live entertainment in the evenings and a nice breakfast buffet all week. (679-4745)
- Chuck’s Steakhouse -- Casual to fine dining – salad bar, steaks, fish.
- Beach Club Marketplace Deli – A small shop, serving espresso drinks, sandwiches and snacks all day

At the Ko ‘Olina Golf Course on the left side of Ali’inui as you drive from Kai Lani into through the resort, near the center of the resort:

- Roy's -- Fine dining, blending European and Asian, which Roy's calls "Hawaiian Fusion." Nice casual wear such as sun dresses or dress shorts are appropriate attire. (676-7697 / www.roysrestaurant.com)

In Kapolei

- Kapolei offers a number of fast-food restaurants (Quiznos, MacDonalds, Burger King, Jack –in-the-Box, KFC, Subway, various Korean BBQ, Wendy's, Pizza Hut, Subway, L&L Drive-in.
- Kapolei also has limited casual dining: House of Fortune (excellent Chinese), Assaggio's (excellent Italian next door to House of Fortune), Outback (Australian), and Chili's.
- There are two Starbuck's in Kapolei; the one by Home Depot and Outback Steak House has a drive-through.

Activities and Entertainment:

- Summertime snorkeling and swimming in our front yard is an opportunity waiting at the "Little Beach under the Banyan Tree" at water's edge. Just walk out onto the open space adjacent to Kai Lani and walk toward the largest tree you see. There, a tiny sandy beach provides open-ocean swimming, but there are some extremely sharp rocks in the nearby area; so, *carefully* judge wave action and currents at all times in the water, but generally waters are calm. Sea turtles are often in the area. You can watch but are not allowed to get close enough to affect their behavior.
- Ko 'Olina Lagoons – Four manmade lagoons offer sheltered, protected ocean swimming and snorkeling – just walk right out the Kai Lani gate toward the Ihilani Hotel (first hotel on your right), then turn right to walk toward the water. Explore and enjoy! (www.koolina.com)
- Ocean Joy Cruises -- Sale the "heavenly seas" ("kai lani") on the Kai 'Oli'Oli ("Joy of the Ocean") twin-hull cruiser, departing from the Ko 'Olina Marina near Lagoon 4. You'll go up the Waianae Coast to unspoiled Ka'ena Point and will be able to enjoy some of the best snorkeling on the island, whale watching (when they're around) and watching spinner dolphins, sea turtles and flying fish. This twin-hulled cruiser is owned and run by one of our own residents, Shane Griffin. (677-1277 / www.oceanjoycruises.com)
- Paradise Cove Luau – Just next door to Kai Lani – provides great evening fun. One of the best luaus in Hawaii. (842-5911 / www.paradisecove.com)
- The Hawaiian Railway -- This little restored train runs right through the resort and past the oceanfront of Kai Lani from Ewa to Nanakuli on weekends. The railroad is on both state and national registers of historic places and is the only active railroad on Oahu. To get to the main depot, turn left out of the Kai Lani gate and immediately merge right to get onto 92 East. Follow 92 until it becomes H-1. Take exit 5 and turn right onto Ft. Weaver Rd., then proceed to Renton Rd. by the Tesoro gas station, before railroad tracks, and turn right then go another 1.5 miles. If you miss the train, just run to catch up. It only goes 15 mph. (681-5461 / www.hawaiianrailway.com)
- Hawaiian Waters Adventure Park – Water slides and miniature golf. To get there, turn left out of the Kai Lani gate and immediately merge right to get onto 92 East. Follow 92 East for 3 miles. Take the first exit for Kapolei (Exit 1, "Campbell Industrial Park/Barber's Point"). Turn left at the end of the ramp, cross over the freeway, and turn right. Go about ¼ mile and water park is on left. (674-9283 / www.hawaiianwaters.com)

- Movie theater in Kapolei / Blockbuster video rental in Kapolei. Take the first exit for Kapolei (Exit 1, “Campbell Industrial Park/Barber’s Point”), go toward Home Depot and turn left toward Kapolei, then left again onto the main arterial. The multiplex theater is on the left after about a quarter mile. Blockbuster is at the other end of Kapolei in the Kapolei shopping center.
- Golf at Ko ‘Olina Golf Club. This is an 18-hole championship course was designed by Ted Robinson with exceptional water features. It has been listed in Golf Digest’s “Top-75 Resort Courses” and has hosted Senior PGA and LPGA tournaments. The club house is near the center of the resort, on the left as you’re driving in from Kai Lani. (676-5300 / 676-5309 / www.koolinagolf.com)
- Waikele Premium Outlets has fifty outlet stores just mauka (that’s toward the mountains; “makai” is toward the sea) of the highway at the Waikele exit (exit 7) from H-1. (676-5656)
- Ko ‘Olina Marina. Located at the fourth lagoon. (679-1050 / www.koolinamarina.com)

The island of Oahu offers many more wonderful things to enjoy. We’ve just listed the ones in the neighborhood. Enjoy and thank you for your *kokua* (care) while living at Kai Lani.

Additional Organizations/Vendors of Interest to Homeowners:

- Aloha Security: (main gate) 676-6547.
- Armstrong Builders: (The developer of Kai Lani) 848-2484; www.armstrongbuilders.com.
- Carpet Cleaners: Ahoha ChemDry: 284-4712; Phoenix Carpet Care: 625-0445.
- Cleaning Services: Gabriela’s: 381-8704; Cindy Ferreira: 672-3633.
- Certified Management: 3179 Koapaka St.; Honolulu HI 96819-5199; Receptionist: 836-0911; Account Executive: Agnes Sykes. 837-5229.
- Ko ‘Olina Community Association (KOCA – the umbrella association that all AOAOs and other property owners in the resort belong to and pay dues to via their homeowner’s dues.) 671-2512; us@alohateam.us.
- Ko ‘Olina Ocean Club 791-1221; OceanClub@KoOlina.com.
- Ko ‘Olina Resort and Marina office: (Where you can get replacement ID badges for your car or transmitters for the main *resort* gate or deal with other *resort* issues.) 92-1480 Aliinui Dr., Kapolei HI 96707; phone: 676-4853; email: info@koolina.com; www.koolina.com.
- Ko ‘Olina Wedding Chapel: 931-4140.
- Oceanic Time Warner: (for cable service and internet) 625-8552 / 625-8100.
- Pest Control (for the inside your unit; outside is only by the association and is routinely serviced on contract): Diversified Exterminators 841-5855; Sandwich Isle: 456-7716.
- Rental Agents: (The following rental agents are very familiar with Kai Lani, but you may use any rental agent you wish. You *must* have a local rental agent by Hawaii State law if you are renting out a unit and live off-island.) Paradise Island Properties (Mike Star): 671-0182; Properties International (Shawn Kahawai): 628-7641/216-3862; Ko ‘Olina Rentals: 949-6079; The KO Team (Arlene Kelly/Larry Oldfield): 781-7248/781-7501.
- Water Damage Control and Restoration: Can Clean Hawaii 386-1414.

Kai Lani’s web site contains board minutes, newsletters, photos of Kai Lani for your use in marketing your home, and other info that may be helpful to homeowners. To access the site...

1. Type the following into your browser: <http://certifiedhawaii.com/kailani>.

2. Click on "LOGIN HERE ."
3. If you have never logged in before, click on "New Login - for owners who have not setup a web account" and on the next page, fill in all the fields and click on "Login ."
4. If you have already set up your web account, enter your 3-digit Project Number, 6-digit Account Number and Password. Then, click on Login.