



The Plantation Peacock

OCTOBER 2025

Welcome to our community newsletter with the latest updates and insights:

Project Updates: Heat Pumps, Windows & More

Coca Cola Vending

Package Deliveries

The Pet Connection

Seeking a Halloween Coordinator

Vehicle Sticker Changes

A Message from our Board President

<https://makahavalleyplantation.org/owners-portal/>

Project Updates



HEAT PUMPS HAVE ARRIVED

We're excited to share that the first set of heat pumps has arrived. The Heat Pump Committee will be coordinating the installation process, and looks forward to every area soon enjoying a fully functional hot water system.

GATE ARM UPDATE & BARCODE REMINDER

We're pleased to share that the new gate arm has shipped and is expected to arrive and be installed within the next 4–6 weeks.

If you haven't yet switched out the barcode stickers on your vehicle, please do so as soon as possible. Every owner and renter must bring their vehicle(s) to the office to have the barcode stickers exchanged. Please remember to bring your current registration, safety check, insurance card, and driver's license.

For your convenience, note that the latest time the office can process barcode sticker swaps is 4:45 p.m. If you have any questions, feel free to call or email the office

UPCOMING WOOD REPAIR & PAINTING PROJECT

Eko Painting has been selected to complete the Wood Repair and Painting Project for Makaha Valley Plantation. The first location scheduled for work will be the 707 Wash Area.

At this time, the contract between Eko Painting and Makaha Valley Plantation is under review and revision. Once finalized, we will announce the official project start date.

We appreciate your patience and cooperation as we prepare for these important improvements to our community.

MVP HAS A CERTIFIED POOL TECHNICIAN

We're pleased to announce that Chris Hodges, our General Manager, is now a Certified Pool Technician. This certification allows much of the pool maintenance to be done in-house, saving costs while ensuring proper water chemistry, cleaning, and safety standards are consistently met.

Recent improvements include upgrading the Ala Mahiku pool lighting to energy-efficient LED fixtures and replacing missing floor and wall tiles at the Kiana pool. Please note that at times a swimming pool, jacuzzi, or wading pool may need to be temporarily closed for maintenance, but these efforts help ensure a safe and enjoyable experience for all residents.



Project Updates



HOT TUB AND POOL UPDATES

The Kiana Hot Tub project is currently on hold due to the Department of Planning and Permitting's most recent changes implemented on August 1, 2025. These updates have created a backlog of permits, which includes MVP's Kiana & Ala Mahiku Hot Tub projects.

Marmol Hawaii is fully prepared to complete the work and is optimistically awaiting permit approval. Once the permits are issued, construction will begin immediately.

WINDOW REPLACEMENT UPDATE

The Board has approved Pella windows from Lowe's as the designated replacement windows for Makaha Valley Plantation.

Bedrooms: Single or double-hung windows

Living Room: Casement windows

Our legal counsel has confirmed that these selections are within the community's replacement guidelines.

Once the Board finalizes the resolution letter and application form, the process for owners to apply for window replacements will be communicated.

We look forward to providing this upgrade option for our community and will share more details soon.

Community Corner

VENDING MACHINES

Coca-Cola Vending Machines Returns to MVP

Great news! Vending services have resumed. After careful consideration, the Board has decided to re-install Coca-Cola vending machines for our community.

We know many residents were excited about the idea of having machines that offered a variety of food and non-food products. However, after evaluating several important factors: including the outdoor location of the machines and their exposure to our warm climate, product turnover rates, and potential health and safety risks, it became clear that the safest and most reliable option was to focus solely on beverages.

This decision ensures that our community has convenient access to refreshing drinks while prioritizing the health, safety, and well-being of all residents.

A SUCCESSFUL DONATION DRIVE

Mahalo Nui 'Oukou!!!

A big heartfelt thank you for participating in our very first and very successful, Salvation Army Drive! Because of your generosity, the Salvation Army was able to collect:

7 bins of household items and small furniture
1,231 pounds of clothing



Pennie Mitten 
to me ▾

Sep 26, 2025, 4:13 AM (2 days ago)    

Dear Davelynn

On behalf of The Salvation Army, I would like to extend our heartfelt thanks for hosting the recent donation drive. Thanks to your leadership and the generosity of your community, the event was tremendous success.

The drive brought in a remarkable volume of donated goods - an incredible contribution that directly supports individuals and families in need.

We are deeply grateful for your commitment to making a positive impact. Wishing you a wonderful day and look forward to the opportunity to partner again in the future.

This was made possible because of you!!!



Community Corner

DELIVERY OF PACKAGES

We understand how important receiving your packages is to you. If you are unable to be present for a delivery, we strongly encourage you to make arrangements in advance—either with your delivery carrier (Amazon, USPS, UPS, FedEx, etc.) or a trusted neighbor—to ensure your package is retrieved promptly.

Doing so helps prevent packages from being left unattended at your front door, which can attract the attention of curious passersby or potential theft.

Please note that it is not the responsibility of the Association to manage or safeguard personal deliveries.

BE A RESPONSIBLE PET OWNER: PICK UP AFTER YOUR PET

As a pet-friendly community, we understand the joy that comes with walking your dog and enjoying time outdoors. However, along with that privilege comes the responsibility of cleaning up after your pet. Unfortunately, we've noticed an increase in uncollected pet waste in shared areas, and it's important that we address this issue for the health and enjoyment of everyone in our community.

Why It Matters:

- **Health Hazards:** Pet waste can carry harmful bacteria and parasites that can spread diseases to other animals and even humans.
- **Environmental Impact:** When left on the ground, feces can be washed into storm drains and contaminate local waterways.
- **Community Courtesy:** No one enjoys stepping in waste while walking through the property. Leaving it behind is not only inconsiderate, it negatively impacts everyone's experience.

It's the Law and Community Policy:

Per Honolulu Revised Ordinance § 13 4.4(a)(9) and the Association rules Section H.3(3), pet owners are required to pick up and properly dispose of their pet's waste. Waste should be placed in a securely tied bag and disposed of in the designated trash bins located throughout the property.

Let's Work Together:

- Always carry bags when walking your pet.
- Encourage fellow pet owners to do the same.

Let's all do our part to keep our community clean, safe, and enjoyable for everyone, pets included!

Mahalo for your cooperation.



Community Corner

VIDEO DOORBELL POLICY

We would like to inform all residents of an important amendment to the House Rules regarding the use of video doorbells (such as Ring) and other door-mounted surveillance cameras.

While video recording for security purposes is permitted, please note the following update:

Audio recording is strictly prohibited.

This policy is in place to protect the privacy of all residents and visitors, as common areas are shared spaces where conversations may be inadvertently recorded.

Owners of video doorbell cameras will be required to complete a House Rule acknowledgment form confirming their understanding and compliance with the updated policy. These forms are available at the office.

Residents will be provided a grace period to comply with the revised rule. Non-compliance may result in enforcement action as outlined in the Association's governing documents.

We appreciate your cooperation in helping maintain a respectful, secure, and privacy-conscious community. If you have any questions or need assistance adjusting your device settings, please contact the Office for assistance.

SEEKING A HALLOWEEN COORDINATOR

Summer has come and gone, and with the start of a new school year, our sights are now set on the next big event, Halloween!

Looking for a Halloween Coordinator to help make this year's Trick-or-Treating festivity a memorable even for the keiki and keiki at heart. This individual will work with our office staff to plan, collect supplies, and set up the event.

No experience needed, just bring your presence, energy, and a heart to serve

If interested in this voluntary position, **please contact Lyn Ka'aihue at Ikaaihue808@gmail.com**.
Let's make this Halloween a fun and safe celebration for our keiki!



Community Corner

MA'O Organic Farms Land Acquisition & Community Dialogue

MA'O Organic Farms, founded by Gary and Kukui Maunakea-Forth, has long worked with youth in our community through programs focused on leadership, farming, and 'āina stewardship. Recently, MA'O received 249 acres of land in Mākaha Valley and is exploring development plans that may include community-based affordable housing near existing homes.

While they have opened a venue for dialogue, the meetings are by invitation only, and I have been invited to attend.

If you are interested in serving as a liaison for our community and participating in one of these informational meetings, please let me know. This is an important opportunity for us to stay informed and ensure our community is represented.

Please email me, Lyn Kaaihue, at LKaaihue808@gmail.com if you would like to participate.

BUDGET COMMITTEE REPORT

The Budget Committee has been formed and has begun its work. Our purpose is to deepen our understanding of MVP's financial health and operations and to prepare a proposed 2026 Budget for presentation at the November Board meeting.

The committee includes four Board members (Bobbie Mothes, Jodie Tonita, Patrick Muldowney, and Trey Bland) and two owners (Greg Sokolowski and Mathew Carnes)

At our first meeting, Kit Carlan of Hawaii Inspection Group presented the findings from our most recent reserve study. The committee also conducted a line-by-line review of the current budget. With the support of our new General Manager, the Board is bringing fresh eyes to both our operating budget and reserve levels. Our focus is on developing a sound plan to address and fund the significant deferred maintenance projects now facing the property.

There will be further discussions on the budget and reserve funding at the October and November Board meetings. Homeowners are welcome to share questions or input with Budget Committee Chair Jodie Tonita at jtonita@gmail.com

OFFICE HOURS

Monday, Wednesday, Thursday and Friday
8 a.m. to 5:00 p.m.

Tuesdays
8 a.m. to 6 p.m.

Closed weekends and Holidays

<https://makahavalleyplantation.org/owners-portal/>



MEET THE BOARD

Davelyn Ka'aihue
President
LKAAIHUE808@GMAIL.COM

Trey Bland
Vice President
TREY1956@GMAIL.COM

Patrick Muldowney
Secretary
PMULDOWNEY@KAMAILE.ORG

Bobbi Mothes
Treasurer
BOBBI.MOTHES@YAHOO.COM

Jodie Tonita
Director
JTONITA@GMAIL.COM

Tim Richey
Director
RICHEYTIM@YAHOO.COM

Larry Moore
Director
LMOORE1945@GMAIL.COM

WELCOME YOUR NEWEST BOARD MEMBER

The Board of Directors is pleased to welcome Jodie Tonita as our newly elected Board member. Jodie has graciously agreed to step in and fill the seat vacated by our previous Board member, Jim Waldon.

Jodie has been actively involved in working to better our community. She has been a part of the Heat Pump committee and the Gate Entry committee prior to joining the Board. As a Board Director, Jodie has volunteered to Chair the Budget Committee.

We would like to take this opportunity to extend a heartfelt thank you to Jim for his service. His time, commitment, and contributions to this community were invaluable and truly appreciated.

Please join us in welcoming Jodie to the Board and in expressing our gratitude to Jim for his service.

Aloha kākou,

As we enter the 10th month of 2025, the Board and I extend our mahalo nui for your continued kōkua and patience as we work through important community projects. With lōkahi (unity), pono (doing what is right), and aloha (care for one another), we can ensure that Makaha Valley remains a safe, welcoming, and thriving place to call home.

With appreciation,

Lyn Ka'aihue
President, MVP AOA



MAKAHA VALLEY PLANTATION INFORMATION

Access Important Documents Anytime

Need a copy of the house rules, bylaws, meeting minutes, or master insurance certificate? Great news! All of these documents are available on our website and owner's portal:

<https://makahavalleyplantation.org/owners-portal/> If you don't have an account, just contact the office, and they'll help you get set up!

Office Location:

- Address: 84-786 Ala Mahiku Street, Waianae, HI 96792
- Phone: (808) 695-9566
- Fax: (808) 695-7217

Administrative Assistants:

- Jolynn Mehrtens-Cabral: mvpadmin001@hawaii.rr.com
- Nancy Iokepa: mvpadmin002@hawaii.rr.com

Security:

- Security Gate: (808) 695-9464
- Frank Vagai : mvpsecurity@hawaii.rr.com

General Manager:

- Chris Hodges: mvpjgm@hawaii.rr.com

Property Manager – Touchstone Properties Ltd.:

- Chester Reeves: chester@touchstoneproperties-hawaii.com
- Phone: (808) 566-4100



WiFi details:

- Ala Mahiku Pool: MySpectrumWiFi09-5G, Password: Watchgrain625
- Kiana Pool: MySpectrumWiFi24-5G, Password: formalocean851