



The Plantation Peacock

NOVEMBER 2025

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

Heat Pump Installation

2026 Budget Approved

Access Gate Entry System

REAP

A Story of the First Thanksgiving

Christmas Caroling at MVP

Celebrating the Holiday Season

Keeping Up with the Changes

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

Project Updates

HEAT PUMP INSTALLATION

The first ten (10) Heat Pumps have arrived on-site, and the installation work has begun. Performing the installation is Pacific Boiler & Mechanical, Inc. The work should take one to two weeks to complete.

Please be advised that water service will be temporarily shut off while the Heat Pumps are being installed. We appreciate your patience and understanding during this process.

There are a total of 29 heat pumps in the nine wash houses situated throughout the project site. The remaining 19 heat pumps were ordered and we anticipate its arrival in the spring of 2026. Soon every wash will have fully operational heat pumps and that means ... hot water.

When completed, the new system is expected to provide a steady and reliable supply of hot water for our residents. Thank you for your continued cooperation as we work to improve our building's infrastructure.



2026 Budget Approved

The 2026 Budget has been approved by the Board of Directors and is now available for owners to view on the Makaha Valley Plantation website at makahavalleyplantation.org under the Owner's Portal.

The budget includes a 4.5% increase in dues, reflecting a 16% increase in salaries (primarily due to the minimum wage increase) and a 5% increase in our contribution to the reserve fund for future capital maintenance expenses.

Mahalo to our Board members and owners who served on the Budget Committee for their time and thoughtful work throughout the process.

We encourage all owners to take a few moments to review the budget and stay informed about how your Association is planning for the year ahead. If you need assistance accessing the Owner's Portal, please contact the office.

Questions regarding the budget may be directed to Budget Committee Chair, Jodie Tonita, at jtonita@gmail.com



Project Updates



HOT TUB AND POOL UPDATES

The Kiana Hot Tub project remains on hold at this time. We understand this amenity is eagerly anticipated, and we truly appreciate your continued patience and understanding. Once an update is available, we'll be sure to share it with you.

BUILDING REPAIR PROJECT UPDATE

We're pleased to share an update on the upcoming Building Repair Project, which is set to begin on December 1, 2025, in the 707 area. This initial phase is expected to continue through March 1, 2026.

During this time, please note that the car wash area will be closed. We truly appreciate everyone's patience and cooperation as this important project gets underway.

To help residents in the 707-area plan ahead, the work will be completed in three phases:

- First Phase: Stacks 99 through 104
- Second Phase: Stacks 105 through 108
- Final Phase: Stacks 109 through 116

Repairs will be carried out in numerical order, beginning with Stack 99 and continuing through Stack 116.

We'll continue to share updates as the project progresses and will notify residents of any changes to the schedule. Mahalo for your understanding and support as we work together to maintain and improve our community's facilities.

CORRECTION NOTICE: WINDOW INSTALLATION GUIDELINES

In our previous newsletter, there was an error regarding the approved window types. Please see the corrected information below:

- Living Rooms and Bedrooms with a sliding glass door may install the Pella 250 Series Single or Double Hung Windows.
- Bedrooms without a sliding glass door must install the Pella 250 Series Casement Window to comply with the Hawai'i egress code.

Mahalo for your understanding, and we appreciate your attention to this important clarification.

Community Corner

🎃 Mahalo Nui, Heather! 🎃



A big mahalo to Heather for stepping in to coordinate this year's Halloween event for our keiki here at MVP! Your time, creativity, and dedication helped make the evening a fun and memorable one for all. Thanks to her creativity, organization, and enthusiasm, the event was a success; filled with laughter, fun costumes, and happy faces.

Heather's willingness to volunteer her time and energy truly embodies the spirit of community that makes MVP such a special place to live. Events like these remind us how much joy can come from coming together and creating memories for our keiki and families.



RESIDENT EMERGENCY ACCESS PASS (REAP)

The Resident Emergency Access Pass (REAP) has been created to fill a gap for our residents and owners who live here part of the year.

Due to recent abuse of the Next Business Day (NBD) passes by some residents, Security was instructed to strictly enforce the House Rules regarding NBD passes. These rules were immediately implemented, which unfortunately affected a few homeowners before the matter could be fully addressed.

MVP has always offered the Next Business Day (NBD) passes, which are issued by Security for after-hours entry onto the property. However, these passes were originally designed specifically for vacationers.

Recognizing that our part-time residents and homeowners needed a separate solution, the Board acted swiftly to create and implement the Resident Emergency Access Pass (REAP).

REAP provides non-vacationing units with after-hours access to our community. Each unit is allowed three (3) REAP entries per month. Vehicles using a REAP must park in their designated stall and be registered with the office on the next business day. This program is intended to accommodate residents who may need temporary access, such as when using an alternate vehicle, while still maintaining fairness and security for everyone.

Our goal is to minimize abuse while providing flexibility for our residents.

If you're returning from the mainland, you may also email the office staff in advance to request your pass. They can prepare your pass and have it ready for pickup at the guard shack upon your arrival.

Let's continue to work together to keep our community safe and secure for all residents.

Community Corner

THE STORY OF THE FIRST THANKSGIVING

As the holidays approach and we gather with family and friends, Thanksgiving gives us a special time to reflect on gratitude, sharing, and the meaning of 'ohana.

The first Thanksgiving dates back to 1621, when the Pilgrims in Plymouth Colony came together with the Wampanoag people to celebrate a successful harvest. After surviving a difficult first year in the New World, the Pilgrims learned from the Wampanoag how to plant corn, fish, and live off the land. To give thanks for the harvest, Governor William Bradford invited their Wampanoag neighbors to join a three-day feast, a time of peace, cooperation, and appreciation.

While the foods on that first Thanksgiving table were very different from what we enjoy today, think roasted fowl, venison, corn, beans, and squash, the meaning behind the celebration remains the same: gratitude for life's blessings and the people who share them with us.

Over time, this humble harvest feast grew into a national tradition. In 1863, President Abraham Lincoln officially declared Thanksgiving a national holiday, encouraging Americans to give thanks "with one heart and one voice."

Here in Hawai'i, we celebrate Thanksgiving with our own island style, turkey and kalua pig, stuffing and rice, pumpkin crunch or haupia pie, and always plenty of aloha. Whether your gathering is large or small, it's a time to come together, share good food, and give thanks for the blessings of 'ohana, friends, and community.

From our 'ohana to yours, we wish you a warm and joyful Thanksgiving. May your home be filled with laughter, love, and gratitude this season.

Pumpkin Crunch Recipe

A perfect fall treat to enjoy with family and friends!

Ingredients

Pumpkin Layer

- 15 oz pumpkin puree
- 12 oz evaporated milk
- 4 large eggs
- 1/2 cup granulated sugar
- 1/2 cup light brown sugar, packed

- 1 tsp pure vanilla extract
- 1 tbsp pumpkin pie spice
- 1 tsp salt

Crunch Layer

- 15.25 oz yellow cake mix

- 1 cup chopped walnuts
- 1 cup unsalted butter, melted

To Serve

- Lightly sweetened whipped cream

Instructions

1. Preheat oven to 350°F. Butter a 9×13-inch pan or line with parchment, leaving an overhang for easy removal.
2. In a large bowl, whisk together pumpkin puree, evaporated milk, eggs, granulated sugar, brown sugar, vanilla, pumpkin pie spice, and salt until smooth. Pour into the prepared pan and level the surface.
3. Sprinkle the dry yellow cake mix evenly over the pumpkin layer (do not stir). Scatter chopped walnuts on top.
4. Slowly drizzle melted butter over the surface, trying to moisten as much of the dry mix as possible.
5. Bake 40 minutes. If the top browns too quickly, loosely tent with foil and continue baking 10–20 more minutes, until the center is set and a skewer comes out clean.
6. Cool completely on a rack, then refrigerate 1–2 hours for clean slices.
7. Loosen edges with a butter knife. Place a cutting board over the pan, invert in one motion, and peel off the parchment so the pumpkin layer is on top.
8. Cut into squares and serve with lightly sweetened whipped cream. Store leftovers covered in the fridge.

Enjoy this delicious, seasonal favorite!

Community Corner

ENTRY GATE ACCESS SYSTEM

The new entry gate readers have been successfully installed. The entry gate itself is scheduled to be installed and fully operational before the end of the year. To ensure a smooth transition once the new system goes live, please make sure you have switched out your old access stickers by the end of the month.

New stickers are available at the MVP Office. Please bring your registered vehicle, along with your current registration, insurance, and safety check documents.

If you have any questions or need to schedule a time to update your stickers, please contact the office at (808) 695-9566.

CHRISTMAS CAROLING COMING TO MVP



Get ready to spread some holiday cheer! On Sunday, December 14th, Christmas carolers will be making their way around our neighborhood, filling the evening with joyful music and the spirit of the season.

Following, everyone is invited to gather at the Kiana Pool for a cozy celebration with hot chocolate and cookies, the perfect way to warm up and connect with neighbors and if we are lucky we may get to meet Santa and have our photos taken with him.

If you'd like to join in making this evening a night to remember or donate treats or supplies for the event, please contact Jane Finstrom at janefinstrom@gmail.com.

Let's make this a night full of song, laughter, and community spirit: a holiday tradition to remember!

CELEBRATING THE HOLIDAYS OF THE SEASON

Hawai'i is truly a beautiful melting pot of cultures, and as December approaches, many families look forward to celebrating Christmas, whether in the traditional or local Hawaiian style.

Here at MVP, we also want to recognize and honor the many other holidays observed during this season, including Hanukkah and Kwanzaa, among others.

If your 'ohana celebrates Hanukkah, Kwanzaa, or another holiday in December, we invite you to share a piece of your tradition with us. We would love to feature your story, custom, or experience in our next newsletter to help our community learn from and appreciate the rich diversity that makes MVP so special.

Please email your article to Lyn Ka'aihue at LKaaihue808@gmail.com. Mahalo!

Community Corner

Our Newest Neighbor: MA'O Organic Farms

On October 15, 2025, MA'O Farms held its first community gathering, bringing together many leaders and stakeholders from our area to listen, discuss, collaborate, and share their vision for MA'O Makaha. MA'O Farms will serve as the stewards for 249 acres of land along Kili Drive.

The purpose of this gathering was to engage the community and:

- Document community priorities by capturing community mana'o and values
- Co-create a shared vision that aligns with aspirations for 'āina stewardship and housing in Mākaha
- Integrate community input by applying feedback to help shape the MA'O Makaha project
- Strengthen partnerships, building trust and collaboration through ongoing engagement

MA'O's purpose centers on youth empowerment, leadership training, food sovereignty, 'āina stewardship, and economic development. Their mission is to restore abundance in Wai'anae by connecting youth to the 'āina and their community.

The land grant provided through the Harry and Jeanette Weinberg Foundation includes requirements for both 'āina stewardship and community housing. MA'O's long-term vision is to support sustainable agriculture, workforce development, and affordable homes for local families.



OFFICE HOURS

Monday, Wednesday, Thursday and Friday
8 a.m. to 4:45 p.m.

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

Closed weekends and Holidays



MEET THE BOARD

PRESIDENTS MESSAGE

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The holiday season is upon us, and soon our biggest dilemma will be how to prepare that turkey. Will it be deep-fried, cooked in the imu, or the classic oven-baked style? Whatever method we choose, it will never compare to the joy of gathering with those who matter most to us.

We each have many reasons to be thankful for; our health, our home, our children, friends, and work. As we celebrate Thanksgiving and reflect on the many blessings in our lives, let's also take a moment to remember those who may be less fortunate.

If you're able, consider opening your home to a family in need or donating a meal to share the warmth of the season. A small act of kindness can make a big difference in someone's holiday.

As also reflect, we're reminded how grateful we are for our community, for neighbors who lend a hand, smile in passing, and make this place feel like home. Thanksgiving is a time to celebrate not just abundance, but connection, the spirit of aloha that binds us together.

From your Board of Directors here at MVP, we wish you and your loved ones a safe, joyful, and meaningful Thanksgiving.

Warmest Aloha,

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:

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Property Manager – Touchstone Properties Ltd.:

- Chester Reeves: chester@touchstoneproperties-hawaii.com
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