

Newsletter

Winter 2009

Couple moves into dream home

Wendy & "Tui" Tuivaioge

Depending on one's perspective, there are many reasons to rank 2008 as a significant year in history. For one Maui Lani family, it will simply be remembered as being the best Christmas ever.

"We moved into our brand new house and for the first time, we had a real, live Christmas tree," Wendy Tuivaioge said. "It was the first year that we had room for it! It was also the first year that I could unpack all of the

Christmas lights and decorations I've accumulated over many years to decorate my tree and my new house, inside and out."

Wendy and Solofa "Tui" Tuivaioge (pronounced "too-ee-vah-ee-ohng-ay") are the proud owners of a new two-story home in Na Hoku. Prior to moving into their new home three months ago, the Tuivaioges lived in a modest Kihei condominium for 15 years.

Like many couples, they bought and lived in a smaller place as a way to live affordably while saving money for their dream home. The couple did their homework and discovered that while there were other competitively-priced new homes available in Central Maui, Na Hoku was the best fit for them.

"Everything just fell into place," Wendy said. "The timing was right, the options offered fit our needs, and the sales staff was so accommodating and helpful. This house is affordable. I tell



people all the time, if we can do this, anyone can."

Na Hoku's centralized location was a top consideration. Wendy works as a manager at a Wailea hotel and Tui works as a heavy equipment operator for a local construction company on a jobsite that is a mere 3-minute commute from home. The couple also enjoys easy access to shopping, restaurants and the airport. Having the airport nearby is especially a plus when off-island family members come to visit.

"When we lived in our condo, we

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never had enough space to house off-island friends and family members,” Wendy noted. “Now, we have plenty of room to share our home.”

Indeed, the spacious layout was also a draw for the couple. After converting the downstairs den into a bedroom, and upgrading the downstairs half-bathroom/laundry room to a full bathroom/laundry room, the Tuivaioges are finally able to comfortably entertain guests in their 4-bedroom home.

Each room has been designed with a theme in mind. The master bedroom features numerous artifacts and items that reflect Tui’s native Western Samoa, where he holds the title of chief. A nook upstairs contains a number of pieces that refer to Wendy’s former pa’u rider days in local parades. Pegge Hopper prints and intricately-designed Hawaiian quilts passed down from Wendy’s mother are out of storage and are strategically exhibited throughout the home. The couple admits that the design of the home serves as a perfect backdrop for their



The Tuivaioges pause on the stairway of their new home.

prized family heirlooms.

Faulty construction of a home can have devastating effects on any family, as well as all of their precious belongings. The Tuivaioges, however, are pleased with the quality of the construction of their home. They meekly admit that while their home was being built, they would sneak in to take a peek at its progress each weekend. Tui, who has 20-plus years experience in the construction

industry, was especially impressed at the quality of workmanship.

“I could see that they were doing a good job on the masonry, the framing, everything,” he explained. “Things were being built right.”

Now that the Christmas decorations have been taken down, and the storage boxes have been put away, it’s time to focus on landscaping. A long-time hula dancer, Wendy is looking forward to having a yard filled with indigenous plants and flowers.

Once the landscaping is in place and thriving, the couple anticipate sharing its bounty with neighbors. They were relieved to find that their neighbors were friendly and welcoming. A small Christmas get-together was held at a neighbor’s home over the holidays, and that helped to solidify the unity and sense of community among the residents. It was also a confirmation for the Tuivaioges that they had indeed found their dream home.

“God was in this,” Wendy reflected. “It’s all about His time. This is where we were supposed to be.”



Wendy loves the lights-under-the-cabinets in her new kitchen.

A familiar face of Maui Lani's past forges a new link with the community's present and future

Alvin Takahashi



Hawaii Pacific Properties may be a relatively new company, but the man behind it is a familiar face to Maui Lani.

Alvin Takahashi established his own real estate firm in 2006, but his professional – and personal – connection to Maui Lani goes back much farther.

Professionally, Takahashi's history with Maui Lani began over a decade ago with the Greens at Maui Lani, a project for which he received a Top

Producer Award for outstanding sales. He was also involved with Grand Fairways and Grand Fairways North, and worked with the Islands at Maui Lani from both a sales and construction aspect.

Personally, you can often find this life-long Hawaii resident on the fairways at the Dunes at Maui Lani golf course, where he frequently plays with friends and fellow golf club members. Off the course, his favorite leisure activity is spending quality time with his wife: helping her run her popular retail seed store, going to the beach, attending concerts, gardening or enjoying their favorite local foods together.

Personally and professionally, Takahashi is a big fan of the Maui Lani community.

“What I like best about Maui Lani is that it's centered around a great golf course with lots of planned open space,” he said. “Plus, it's so centrally located – we don't have to travel far to get there.”

Takahashi recently added his latest connection to Maui Lani: He and his firm are now assisting Maui Lani's newest residential neighborhood, the Traditions, which is expected to be available for sale later this year. You can learn more at his website: www.hawaiipp.com, or call 242-5400.

Got news?

We'd love to hear from you!

Send your ideas, photos and relevant information to:

newsletter@mauilani.com



Bring in this coupon, get a free gift!

Come visit our new Maui Lani information center, now open at the Dunes at Maui Lani Clubhouse.



Learn more about Maui Lani.

Find out what's in store for our master-planned community.

Bring in this coupon, and receive a free gift*!



Open daily, 10 a.m. to 4 p.m.

*While supplies last.

Lot sales underway for newest Maui Lani project

MAUI LANI

VILLAGE CENTER

CB Richard Ellis and Commercial Properties of Maui have begun sales of lots for a new Village Mixed Use Commercial/Residential project within Maui Lani. Encompassing 79 lots near Waiale Road and Kuikahi Drive, several lots at the fee simple Maui Lani Village Center are already under contract in spite of the current economic climate.

“Even though we are faced with challenging economic conditions, we believe this project is driving strong interest because it has a number of solid advantages,” said Grant Howe of Commercial Properties. “It’s located at the core of Maui’s population center in a successful master-planned community, surrounded by more than 70,000 residents within a 10-mile radius. It will provide finished lots with all infrastructure in place – a terrific cost savings for buyers and builders.”

Developed by a subsidiary of Maui Lani Partners, the Maui Lani Village Center will allow for a

range of uses including light industrial, office and such live-work alternatives as retail operations combined with multi-family residential uses. The Maui County Planning Commission approved the development on December 9, 2008, including additional industrial uses such as automobile services and storage for wholesale distribution facilities. The project’s zoning also allows business uses to exist as stand-alone structures or as multi-use developments.

“Commercial and office space has typically been in short supply on Maui, so much so that at times the extreme shortage drove up rental prices to the point of becoming burdensome for many businesses,” said Ben Walin of Commercial Properties. “Though the overall real estate market has softened, many entrepreneurs and local business owners are still seriously interested in investing in commercial property, to be owners rather than renters.”

Maui Lani Village Center lots range in size from approximately 7,500 square feet to more than 328,000 square feet. Each finished lot pad is graded and comes with a standard 5/8-inch water meter and utility hookups. The 48-foot height limit is in keeping with Central Maui’s overall low-rise character. Project construction has commenced by Goodfellow Brothers, Inc. and should be completed by September 2009. The Maui Lani Parkway/Kuikahi Drive extension which provides access to the Maui Lani Village Center project is progressing on schedule and will be open well in advance of completion of the Maui Lani Village Center. This new regional roadway will greatly improve access between Wailuku and Kahului and alleviate traffic for all Central Maui residents.

For more information about the project, contact Commercial Properties of Maui at 808-242-2200 or CB Richard Ellis in Honolulu at 808-541-5172.

The Dunes at Maui Lani: 10 years strong

When The Dunes at Maui Lani Golf Course opened to the public on January 15, 1999, Bill Clinton was President of the United States, Michael Jordan retired from the Chicago Bulls and Britney Spears' "Baby One More Time" was at the top of the song chart.

The course received numerous accolades over the years. Golf

Digest named it "one of the the five best-kept secret golf courses in America." Similarly, Golf Magazine raved, "Maui Dunes is worth a stop. In fact, it's worth making a U-turn... The Dunes is already one of the Valley Isle's best courses, one of its best secrets, and certainly its best values." Soon more and more publications added

their praise to the mix.

Hard work and dedication paid off, and on January 16 of this year, the employees and staff of the The Dunes celebrated their 10th anniversary with a dinner in the Kiawe Room of Café O' Lei at The Dunes.

There were 10 recipients of the 10-

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Golf Fest continues a community tradition

On December 6, approximately 500 people attended the annual "Golf Fest and Play Golf America Day" event at The Dunes at Maui Lani.

It was tough to choose the best way to spend the day. The whole family was invited to participate in a free golf clinic staffed by PGA

Professional Volunteers and PGA Apprentices; visit club fitting tents manned by vendors such as Adams Golf, Callaway, Cobra, Cleveland, Nike, and Titleist; or attend a kite flying workshop by former professional stunt kite flyer Malcome Moore.

In between the hands-on sessions,

one could enjoy live entertainment, food booths, a keiki game zone, or a bouncing castle.

Just because the event was free, it didn't mean that there weren't bargains to be had. The Pro Shop had 50% off discounts on merchandise, and the first 100 registrants with Play Golf America

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year service awards including Dave Gleason, General Manager; Dean Kawabata, Director of Golf Operations; Darlene Johnson, Administration and Group Sales; Sid Medeiros, Head Mechanic; Dave Udarbe, Maintenance Dept.; Kaeo Ah Sau, Guest Services; Tony Madriaga, Jimmy Nagamine and Christine Wong, Pro Shop Sales.

The 140 guests were entertained by a Lion Dance opening the evening, which gave attendees a chance to "feed" the lion red packets of money for good luck.

Musical entertainment was provided by talented Dunes' employees Gaylen Harima and William Ah Chan and Friends.

To wrap up the festivities, the employees performed a skit that paid tribute to the various ethnicities of the workers at The Dunes. Set to the song, "Mr. San Cho Lee," the fun makers consisted of Greg Ing (pake man), Dodd Hessey (haole man), Shane Otani (Japanese man), Freddie Acopan (Filipino man), Tony Madriaga (cocktail waitress Miss Momi Lomi Lomi), Jimmy Nagamine (Hawaiian man) and Joe Medieros as Darleen Johnson.

"Needless to say, fun was had by all," stated event organizer Darlene Johnson. "It was a special night for our employees and their families."



10-year service award recipients in the first row, from left: Jimmy Nagamine, Pro Shop Sales; Christine Wong, Pro Shop Sales; Sid Medeiros, Head Mechanic; Dave Udarbe, Maintenance Department; Darlene Johnson, Administration and Group Sales; Dean Kawabata, Director of Golf Operations; and Dave Gleason, General Manager. Recipients in the back row, from left: Kaeo Ah Sau, Guest Services; and Tony Madriaga, Pro Shop Sales.



10th Anniversary attendees were delighted by the Lion Dance opening to kick off the festivities on January 16.

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received a free gift bag. A lucky few were chosen to participate in the Island Dodge Monster Putting Contest for a chance to win an Island Dodge Monster truck.

Many organizations provided donations, volunteers and support. A portion of the proceeds from the event were donated to the Maui Humane Society and the Dunes Junior Golf Program.

"We were very pleased with the turnout and support for this event," said event organizer Leona Silva. "This is our way of giving back to the community and exposing Maui residents to the game of golf."



Maui Lani recipe corner

Garlic Soy Beans

Gary Kawano,
Operations Manager, Maui Lani Partners

16 oz bag	Frozen soy beans in the pods
1 tsp	Hondashi (soup stock)
1 tsp	Sugar
1 Tbsp	Fresh minced garlic
1 tsp	Hawaiian salt
2 Tbsp	Shoyu
2 Dashes	Shichimi Togarashi (to taste)
2 Tbsp	Peanut or Vegetable oil
2 tsp	Sesame oil

Combine and mix ingredients (except soy beans) until Hawaiian salt is partially dissolved. Boil soy beans according to package directions. Quickly drain and combine with mixture and toss. Continue to toss intermittently until soy beans cool.

Enjoy!

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