

# Maui Vista AOA Policy

Title: Lanai "Skyshades" at Maui Vista

Ref #	0001	Prepared by: Victoria Reyes, GM
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Revision:		Board Revision Date:

## POLICY:

The following policy supports the association's vote approving lanai shades at Maui Vista from Rainier Industries. Owners are not "required" to purchase and install them but, shade "look-alikes" will not be authorized. The "Skyshade" product presented to owners resolved concerns of material holding up to weather, durability, and noise during windy days. Costs for the shade and installation will run approximately, \$3,500 with required annual cleaning at approximately, \$250. Owners are NOT required to purchase and install the Skyshade product; however; it is the only lanai shade that will be approved.

Local Skyshade contact: Mark Coronese at 808-879-9600 or information at:  
[www.aoaomauivista.org/docs/2016/Maui\\_Vista-Shade-4\\_23\\_16.pdf](http://www.aoaomauivista.org/docs/2016/Maui_Vista-Shade-4_23_16.pdf)

## PROCEDURE:

1. Select remodeling Form AA2 from the OWNERS INFORMATION link on our website at: [www.aoaomauivista.org](http://www.aoaomauivista.org).
2. Complete the form and ask your electrician/contactor/installer to complete his portion.
3. Submit the form to the office for authorization.

## REQUIREMENTS:

1. Power source is needed from an existing outlet closest to interior wall.
2. A licensed contractor must be used.
3. Shades are controlled by handheld remotes using radio-frequencies.
4. Access needs to be drilled into the side frame of louver windows.
5. A GFCI outlet will be installed as protection for outdoor use.
6. Shade color: Only Rainier Shade: "Desert Sand"
7. Top/Side/bottom track: 1<sup>st</sup>-3<sup>rd</sup> floor color: "Navajo" (to match building color)
8. Side/bottom tracks: 4<sup>th</sup> Floor: "Navajo" (to match building color)
9. Top tracks: 4<sup>th</sup> Floor: 4<sup>th</sup> Floor: "Brown" (to match eaves on 4<sup>th</sup> floor)

### CLEANING REQUIREMENT:

The association will require minimally, annual cleaning of the Skyshades at the owner's expense or at such time the outer appearance has visibly deteriorated and the owner has been advised.

### CLEANING SHADES:

1. Include screens and tracks
2. Notify office 24 hrs. ahead that you will be cleaning
3. Office will notify owners/agents below
  - a. Control water dripping from lanais
  - b. Onsite cleaning: avoid water dripping below
  - c. Removing screen: preferable (see est. costs below)

### CLEANING PROCESS

Fabric needs to be hosed/sprayed down:

- a. Contractor cleaning on-site without removing screen:  
est: \$150
- b. Contractor cleaning with removal of screen: est: \$250

Owner Cleaning

- a. Use spray bottle
- b. Spray side tracks to clean and frequently  
Note: oils or greasy sprays attract dirt
- c. Let fabric dry before rolling back up.