



Mililani Town Association

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Dear Homeowner:

Owning a home within the Mililani Town Association (MTA) comes with many positives, all contributing to the quality of life of our residents and the value of their homes. We have great recreation centers, multiple tot-lots, six pools, a waterslide, pickleball/tennis courts, barbeque pavilions, a volleyball/basketball/pickleball gym, and 220 acres of community-wide landscaping along major roadways. We are currently remodeling Rec. 3 (paid for with reserves), which will include a new tot-lot, resurfaced tennis/pickleball courts, a new roof with PV, a café, and a video arcade. We host events for all ages, we teach hundreds of children to swim every year, and we offer a variety of exercise classes.

We have over 200 employees to do all the functions required to run the operations at a high level. We have lifeguards who regularly make rescues and provide first aid. We have a landscaping crew (and all the equipment) that keeps Mililani looking nice. We have an accounting department that processes payments, does payroll, and pays invoices. We have a covenants and design department that enforce our governing documents and answer questions. We have member services employees who staff the recreation centers, and maintenance crews that keep them looking nice. Our strength is our employees who staff all these positions.

Over the past three years, we saw inflation hit everything we use. On top of that we have all felt the pain of large property insurance increases. There have been two minimum wage increases, with a third less than a year from now (January 1, 2026). Even with the increase in starting pay, we have difficulty filling many of our vacant positions.

We also must continue to plan for the future. We do a professional reserve study every five years and follow it diligently by fully funding our reserves to allow us to repair, replace and improve our aging facilities and infrastructure. The rebuilding/renovation of Rec. 1 and Rec. 4 are on the horizon, slated for 2030/2031.

To continue to serve Mililani residents, retain staff, and remain fiscally sound, we must increase revenue through the quarterly assessment. Effective our new fiscal year (beginning with the first quarter payment due April 1, 2025) the MTA assessment will be increased from \$145/quarter to \$165/quarter, an increase of \$20 per quarter (less than \$7 per month).

When compared to other large community associations on Oahu, our assessments are very competitive. None of these associations have all the amenities, events and programs that MTA provides. Some examples are:

Royal Kunia - \$188/quarter, Waikele - \$177/quarter, Ewa by Gentry - \$150/quarter, Kapolei - \$159/quarter, Koa Ridge - \$213/quarter, and Newtown Estates - \$165/quarter.

The effort of your Association to preserve, maintain and enhance the common areas continues to make MTA the ideal community to raise a family. Thank you for your understanding and support.

NOTE: MTA homeowners currently using the SurePay Program will have their deductions automatically adjusted by the Association effective the first payment for April 2025.