

# MOLOKAI OWNERS ASSOCIATION

5510 GOLF CLUB DRIVE  
DIAMONDHEAD, MS 39525  
Telephone: 228-547-7804

July 25, 2025

Dear Owners,

Enclosed is the updated RESPONSIBILITIES OF THE ASSOCIATION AND THE OWNER and ADDITIONAL RULES AND REGULATIONS THAT HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION. **All owners and residents are responsible for following all** Molokai rules, all Diamondhead rules, regulations and laws and all county state and national laws. If an owner rents their condo, whether long term or short term (air bnb), that owner is **RESPONSIBLE FOR THEIR RENTERS FOLLOWING ALL MENTIONED RULES AND LAWS.**

If you rent your unit;

**\*\*POST THE RULES AND REGULATIONS IN A CONSPICUOUS LOCATION! \*\***

**Changes are highlighted in bold print.**

Our rules and regulations are predicated on promoting a harmonious village and protecting, preserving our physical structures, not interfering with maintenance, creating a safety hazard or reducing the value of the property. All restrictions are based on the above premises. We do not want to list all restrictions or we would have a hundred-page document. Unit ownership does not include the outside of the building or grass. Owners are granted limited use as approved by the Board of Directors. You can not make any modifications, i.e.; signage, lights, decorations etc., or have anything sticking out of your windows, i.e.; a/c units without Board approval.

An overwhelming number of our owners and long-term renters abide by the rules and contribute to the above goals. Some do not. Air B n B renters have no vested interest in our village. They are usually not aware of our rules and treat the village like a motel. It is up to the owners whom have short term rentals to ensure their guest follow our rules.

Our Association Manager, Helen, spends her time coordinating, overseeing and inspecting Village repairs. She also spends time on her accounting and budget issues. She does not have time to spend playing policewoman and constantly notifying owners via telephone, mail or notice on front door enforcing rules and regulations. **There will be no further warnings given for violations, as this has had no effect. Violations will result in fines and possible loss of privileges.**

Greg Goodson (President)  
Michael Matthews (Director)  
Robert Pyle (Treasurer)

910-352-6886  
228-861-6967  
228-617-6726

Mike Burge (Vice President)  
Javier Hernandez (Director)  
Helen Haas (Association Manager)

228-328-8648  
602-380-9247  
228-547-7804

[MolokaiVillage.org](http://MolokaiVillage.org)

[ManagerMolokai@gmail.com](mailto:ManagerMolokai@gmail.com)

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We have recently had (to name a few):

- Pets not on leashes, interfering with owner's pets that are on leashes;
- Owners and/ or renters taking their pets out to use the bathroom and not picking up after their pets and leaving poop on their neighbor's sidewalks for neighbors to smell and step in, along with interfering with maintenance and workers to perform their duties properly;
- Owners painting the exterior of their condo doors and/or screen doors, colors other than then our original brown. Paint is available at the office if needed;
- Extra exterior cosmetic lights causing too big of a drain on the fuse boxes and electrical systems, safety hazard, can cause a fire and interferes with maintenance;
- Upstairs units watering plants, leaving the water to drip onto their neighbor's deck underneath causing them to have to clean up the mess;
- Outdoor furniture not on the patio and encroaching into the grass, again causing maintenance to not be able to cut grass in that area in addition to owners putting poison on our grass to kill it;
- Towels, bathing suits, and/ or clothing hanging on balconies to dry;
- Trash left on porches, leaving their neighbors smelling the rotten trash.

This mailout is not intended to place more restrictions on anyone, just reminders to please abide by the rules and regulations and have an extra copy of them, so that we do not have to constantly send mailouts or call owners or leave notices on doors and specifically, **NOT OVERBURDEN EVERYONE WITH THESE CONSTANT REMINDERS!** We are working hard to make Molokai a better living community for all owners!

\*\*Also, please make sure you are paying the correct amount for dues for the 2025 rate. If you are unsure, you can text Helen at 228-547-7804, and she will send you the rates.

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