

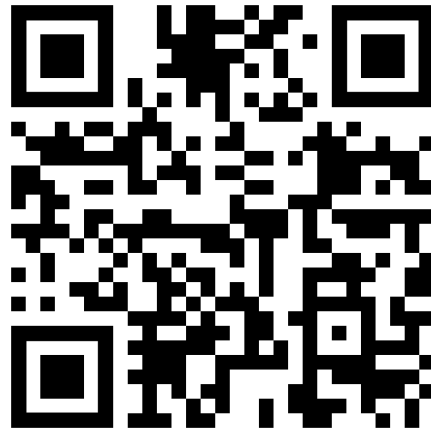
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**HOA LEADERSHIP
NETWORK**
By Board Leaders. For Board Leaders.

HOA LEADERSHIP NETWORK | MINNESOTA

Bringing Kahuna to Your Townhome Community

A resident-friendly window cleaning program built for townhome HOA boards — signup options, fall timing, and what to expect on cleaning day.

Presented by Kahuna Window Cleaning

A local, veteran-owned business | Cleaning Twin Cities windows since 2007

WHO WE ARE

Local, Veteran-Owned, Built for HOAs

Two decades of Twin Cities glass — and a specialty in townhome associations

2007

Kahuna Window Cleaning founded in Golden Valley, MN

4.9★

Google rating across 1,000+ five-star reviews

250,000+

window panes cleaned last year alone

OUR SPECIALTY

- Townhome & condo associations
- Resident opt-in signup programs
- Screens, tracks & screen doors
- HOA Leadership Network partner

THE CHALLENGE

The Townhome Cleaning Problem

Getting windows cleaned across dozens of households is harder than it looks



Coordinating schedules across many households eats up volunteer board time



Windows left too long between cleanings develop hard-water etching that can't be reversed



Some residents want it, some don't — mandating one program for everyone creates difficulty for all parties



The result: window cleaning gets discussed every year and scheduled almost never

The fix isn't more board meetings. It's a program built to run itself.

TWO PROGRAM OPTIONS

Two Paths to a Cleaner Community

Most boards land on one of these — or run both side by side



HOA-SPONSORED PROGRAM

- Board engages Kahuna directly under one master contract
- Every building cleaned on the same schedule — no gaps, no chasing signups
- Our lowest per-unit rate of any program — cheaper than opt-in pricing
- One predictable line item in the HOA budget



RESIDENT OPT-IN PROGRAM

- Voluntary — residents choose whether to participate
- Priced well below our standard single-family rates
- Each resident is billed individually — zero cost to the HOA
- A minimum number of opt-ins schedules the visit; takes the burden off the board

What an Opt-In Program Looks Like

Illustrative example only — every community gets a custom quote

BASIC	STANDARD	PREMIUM
Exterior pane cleaning	Exterior + interior + screens	The full treatment
\$50 side unit	\$80 side unit	\$95 side unit
\$30 inner unit	\$55 inner unit	\$68 inner unit
- Exterior pane cleaning - Residents remove screens - before tech arrival	- Exterior + interior panes - Screens removed & returned	- Exterior + interior panes - Screens removed & hand-washed - Rain guarantee window

Opt-in pricing runs well below our standard single-family rates — and it gets even cheaper when the HOA sponsors the whole job.
Residents pick a tier online; billing is individual and per-unit rates depend on position (side vs. inner).

OUR APPROACH

How a Cleaning Day Works

Four steps, start to finish — scheduled around your board's calendar

			
1. Walkthrough & proposal	2. Scheduling	3. Cleaning day	4. Final walkthrough
We tour the property, count buildings and units, and price both program options side by side.	Board sets the dates (sponsored) or Kahuna opens the online signup window (opt-in) — typically 2-3 weeks out.	Water-fed pole system reaches every exterior pane, no ladders or lifts. Interior, screens & tracks completed per unit for enrolled tiers.	A supervisor reviews completed buildings with the board or property manager before the crew leaves.

Most townhome communities finish in one to a few visit days depending on building count — planned around your schedule, not ours.

SCREENS & SCREEN DOORS

Don't Forget What's Behind the Glass

Screens and screen doors collect the same pollen, dust, and grime — but rarely get cleaned



Screens are removed and reinstalled — not just rinsed in place



Screen doors get the same treatment, inside and out



Cleaner screens mean better airflow and a clearer view for Minnesota summers



Screen removal is included at Standard, screen cleaning is included at Premium, or offered as an add-on

Basic: residents remove screens beforehand. **Standard:** we remove & reinstall. **Premium:** we also hand-wash them for you.

WHY IT MATTERS

Clean Windows, Inside and Out

The payoff shows up for residents and for the whole community



More natural light

Brighter, more inviting homes for residents, inside every unit



Stronger curb appeal

Clean glass across every building lifts the look of the whole community



Protects the glass itself

Regular cleaning prevents the mineral buildup that etches glass permanently



A visible, shared amenity

One of the few services every resident notices immediately

TIMING MATTERS

The Case for Fall Cleaning

It's chemistry, not just timing — why clean glass survives Minnesota winters better



Dirt, pollen, and mineral deposits create a rough surface — microscopic “ice anchor points” where water clings, freezes, and expands into thick frost



Clean, smooth glass gives water nowhere to grip — it sheds before it can freeze



Less frost buildup means less structural stress on glass and seals through Minnesota's freeze-thaw winters



Clean glass also cuts interior condensation and frost, letting in more winter sun to help keep homes warmer and heating costs lower

Clean it before the freeze. It's cheaper than repairing what the ice damages.

WHILE WE'RE ON-SITE

Gutter Cleaning, Same Visit

Clogged gutters cause the same ice and water damage we just covered — and we're already there



Clogged gutters are a leading cause of ice dams — the same freeze-thaw damage that hurts your windows



We recommend gutter cleaning twice a year: late spring and early fall, alongside your window visit



Prevents water damage to roofs, siding, and foundations, and keeps pests from nesting in the debris



Debris cleared, downspouts flushed, and a full inspection — no separate ladder trip required

One crew, one visit: bundle gutter cleaning with your fall window cleaning for every building.

BEYOND WINDOWS

We Also Do Holiday Lighting

The same crew residents already trust can handle the lights, too



Custom LED light design for each home, installed by our trained crew — no ladders for residents



Energy-efficient, weatherproof LED lights built to last the whole Minnesota winter



Mid-season maintenance if a strand goes out — we fix it before residents notice



Takedown and storage after the holidays, so lights are ready to go again next year

A simple way to keep Kahuna top of mind with residents well after the fall cleaning wraps up.

WHAT TO DO NEXT

What Your Board Can Do Next

Three steps to get on the schedule

1

Schedule a free walkthrough

We'll count buildings and units and price both program options for your community.

2

Pick a path

HOA-sponsored, resident opt-in, or a mix — some communities run both side by side.

3

Get on the fall schedule

Book before the ground freezes so windows are protected all winter.



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Thank You

Questions? Let's talk about the right program for your community.

Kahuna Window Cleaning | Your Pane Is Our Passion

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