



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

January 2024

Board Shorts

Reminder Koko Isle 2024 AOAO Annual Meeting:

The Annual Koko Isle Homeowners Meeting is scheduled for Monday March 25th, 2024, *Registration begins at 5:30pm and 6:00pm meeting call to order.* Three Board positions will expire. We are looking for community leaders to fill these positions. Please consider joining the Board of Directors if you are interested in contributing to the positive development of our community. The Board meets regularly to conduct community affairs through Board and Committee Meetings.

Please submit your resume by mail to Hawaiiana Management Company, Pacific Park Plaza, Suite 700, 711 Kapiolani Blvd, Honolulu, Hawaii 96813, Attn: Managing Agent: Sherwin Gasmen, or email to Sherwin Gasman at sherwing@hmcmtg.com. To have your resume on the ballot, resumes must be received by **February 2nd, 2024, 4:30pm**. You may also drop it the Koko Isle AOAO, 315 Koko Isle Circle, Honolulu, Hawaii 96825, or email to kokoisle@kokoisleaoao.com. Nominations may be made from the floor.

Christmas Tree Mulch: This year our landscape contractor, Hawaii Vista Masterscape voluntarily mulched about 11 Christmas Trees, and we again placed the mulch around the Club House and other landscape areas. Thank you Hawaii Vista Masterscapes.



COMMUNITY ADVISORY:

Rumor Mill or Coconut Wireless: Please do not spread or repeat rumors regarding Board of Directors discussions. **Get the facts!** Ask the Resident Manager, Committee Chairs, or a Board Member. Attend meetings and read the Koko Isle Board Meeting Minutes, which are available in the Resident Manager’s Office and now on our website, FrontSteps. Negative and inaccurate rumors hurt our Community Ohana and trust. Your Board works very hard on difficult issues and appreciates positive engagement and feedback from the community.



Absentee Owners – Consider Shutting off main water valves to avoid water damage due to leaks or broken water lines. Consider shutting off all water if you'll be away for an Extended Period of Time. Many homeowners don't think of this, but if you're going to be away from your property for a long span of time, consider shutting off your main water valve before you leave to protect your property from flood damage. We recently had units and neighbors’ units damaged due to absentee owners unattended leaks.

NEIGHBORHOOD SAFETY AND AWARENESS: Please be on the alert, porch pirates are real in all neighborhoods. If you see suspicious activity, please report to the Resident Manager's Office, and call the Police at 911.

We want to remind everyone to lock your vehicles and fence/gate doors. Get to know your neighbors and be aware of your surroundings, working together we can all help reduce crime on Koko Isle.



NO PORCH PIRATES

NEIGHBORLY CONSIDERATION ON NOISE: You may not be aware, but Home Theater Sound Systems can penetrate our walls and extend beyond our own units. If you are enjoying a loud movie, just double check neighbors are not disturbed! Also, if you are enjoying the Club House, please monitor your noise and operating hours to help reduce disturbances.

Reminder on our House Rule related to Quiet Enjoyment:

QUIET ENJOYMENT

1. Nuisances of every kind and/or nature are prohibited.
2. Criminal conduct and other violations of law of every kind and/or nature are prohibited.
3. No person shall permit or cause any sound or noise, of any kind, at any time, to exist or to continue, which unreasonably interferes with the rights, comfort, or convenience of any other person.
4. In particular, the hours of 10:00 p.m. through 8:00 a.m. nightly shall be quiet hours; except that quiet hours shall begin on midnight on Friday, Saturday and the night preceding a holiday. Noise associated with the maintenance, repair or remodeling of units, vehicles or boats shall be restricted to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.
5. No person shall permit or cause any smell or odor, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort, or convenience of any other person.
6. No person shall engage in any conduct which poses an unreasonable risk of harm to any person or to any property, or which may unreasonably disturb any person's reasonable expectation of peace or quiet enjoyment of Koko Isle.

Reminder Pet Notes: Reports of unpoliced dog poop, loose dogs, and barking.

Please Pick-Up your pet's POOP!!! Koko Isle AOA issued a major fine to a resident for allowing their pet to roam free and for not picking up dog waste. However, we still receive reports of dog poop around our community. Violation fines will be enforced for violators. Please help keep Koko Isle clean. Thank you to the responsible neighbors for reporting violators.

Reminder on our House Rule related to pets roaming: We are receiving more complaints of owners letting their dogs out of their homes running free to do their business. Pets are not allowed out of a unit or on the common elements unless in the custody of the owner or responsible handler and kept on a leash or inside a carrier which provides continuous control of the pet at all times.



Dogs Barking: We continue to receive complaints of dogs barking continuously from court yards when left unattended or when owners are not home. As a reminder, it's against the law for a dog to bark constantly for 10 minutes, or unprovoked for 30 minutes on and off, to the disturbance of others.

The Humane Society recommends that a good relationship with neighbors helps to prevent and resolve barking issues. If you or your dog are new to Koko Isle, introduce neighbors to your dog and always invite neighbors to let you know if they have any concerns about your pet. A good rapport sets the stage to working out issues should they arise –especially since it's not uncommon for dogs to bark when their owners are not home.



Reminder on our House Rule related to pets:

PETS

c) All pets shall be registered with the Resident Manager.

e) Animals found unattended may be turned over to the Humane Society or other authority.

2. Pets shall not be allowed out of a unit or on the common elements unless in the custody of the owner or responsible handler and kept on a leash or inside a carrier which provides continuous control of the pet at all times. In some cases, at the discretion of the resident manager, a pet may be required to be restrained with a muzzle and leash.

3. Any person who accompanies a pet which excretes solid waste on any limited/common element shall immediately dispose of the waste in their unit's rubbish bins or in a receptacle that may, at times, be provided by the Association.

4. Pets are prohibited in all Clubhouse Facilities. The Board may grant exemptions for certain assistance animals on a case-by-case basis.

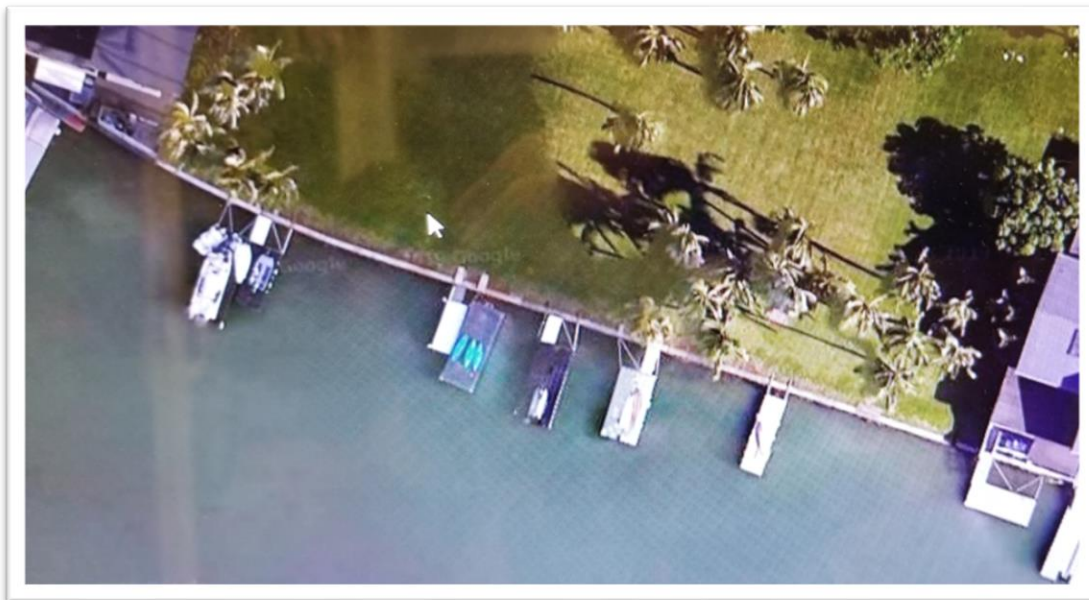
5. Pets may not be "walked" by anyone on a bicycle, skateboard, wave board, roller blades, or any other moving conveyance other than a wheelchair or other device for mobility-impaired persons.

STRING OF ELECTRIC BIKE BURGLARIES

Security Alert: Our Neighborhood Security Watch Advisors report that thieves are targeting electric bikes, scooters, and toys. Be aware that they are reported to follow users home then target the home for an opportunity. Do not leave your electric bikes or toys unsecure in your carports and please be aware of your surroundings when riding, especially when riding home on your electric vehicle.



Non-Waterfront Dock Committee Update: The Non-Waterfront Dock Project kicked off this week. The Non-Waterfront Committee worked hard to execute this plan! We have commitments from 12 residents! Construction will affect Units 111 through Units 301 and the Waterfront Park will have limited access. For more information, please see or call the Resident Manager.



Approved Koko Isle Board Meeting Minutes:

Koko Isle Board Minutes are now available on the Koko Isle Website “Frontsteps” under the Internal Folder and as always is available to review in the Resident Manager’s Office.

Up Coming Events:

Landscape Committee Meeting: Tuesday, January 30th, 2024, at 5:30pm

Building & Grounds Committee Meeting: TBD

President’s Day Observed: Monday February 19th, 2024 - Koko Isle Office will be Closed.

Koko Isle Board Meeting: Tuesday February 20th, 2024, at 6:00pm at Koko Isle Club House.

Koko Isle Board Meeting: Monday March 11th, 2024, at 6:00pm at Koko Isle Club House.

Koko Isle Annual Board Meeting: Monday March 25th, 2024, 5:30pm at Koko Isle Club House