

## **Wednesday, Saturday:**

8:00 am – 12:00 am

**Rick can be reached by phone at 395-3355.** In an emergency, he can also be reached on his cell at 255-6417 (24 hours).

## **PARKING AREAS**

The civil engineering firm of Hida, Okamoto & Associates will be conducting a field survey and submitted a report outlining their repair recommendations and an estimate of probable construction costs.

To make a long story short, the report recommended that we replace over 50% of our parking areas immediately at a cost of over \$600,000.

Our solution to this in the past has been to set aside \$100,000, more or less, then patch the worst of our parking lots and driveways. On an average, this has led to a mess, both in terms of drainage and the aesthetics of our property. We're investigating alternatives that will probably result in a 2-3 year plan to rebuild the parking aprons and individual driveways.

Let us give you an example. The Gateway Peninsula replaced all of the driveways with concrete. It looks a lot better, raised the property values and, in their particular application, will save them money over a five-year period.

One of the biggest problems that we have is flooding. If we use a non-permeable surface (one that doesn't absorb water) then we need to re-grade our lots so that we can better handle our run-off.

**Why has the driveway held up so well?** I would say, "Ask Al Latimer." Al was the project manager on our driveway project and he did a few things that have insured it's long life. If I have the story correct:

- He surveyed it and crowned the driveway in the middle to insure run-off.
- He put down an adequate four inches of crushed rock and sand sub-base.

- And he installed four inches of asphalt. In short, it was properly installed from the start. If you dig down in our parking areas, you'll find about one inch of rock sub-base and two inches of asphalt. It simply can't handle the weights and the torque of all those cars turning on the surface.

That's why the engineers are saying, "Replace it."

## **FENCES**

We're looking at alternate materials for our fencing that will look nicer and have a much longer life. We replace parts of roughly 40 fences a year. The cost of labor and materials is over \$100/ linear foot. It is the single most expensive maintenance expense next to landscaping.

## **HOUSE RULES**

You'll see a form attached for any additional comments you might have on the House Rule. We simply want to make sure that everybody's voice is heard.

A committee of four people worked 4-1/2 hours on it last Sunday.

Some of the problems were created by differences in the wording of the House Rules and the By-Laws. Unfortunately the By-Laws trump the house rules, so if they disagree, the Rules are unenforceable.

And some of the problems were created by the fact that our House Rules didn't comply with State law. In the end, we'll have documents that are up to date and enforceable.

We want to thank everybody who has taken part or who will help out in the future.

## **NETWORKING**

There is a website where you can go for forms and for updated news. We've been lax in maintaining it, but we hope that will change soon. [www.kokoisle.net](http://www.kokoisle.net)

If you want to join the network and get the

latest updates by email, please contact Deborah Deshais at [deshaisd@gmail.com](mailto:deshaisd@gmail.com), or Rick Gray at [kokoisle@kokoisleaoao.com](mailto:kokoisle@kokoisleaoao.com).

## **BOATYARD**

We had a recent theft of a surfboard from the boatyard. We're working on beefing up security around the common elements and the entryway.

**KEEP IN MIND THAT THE BOATYARD IS NOT A PLAYGROUND.** Kids under 12 aren't supposed to be playing there without their parents monitoring.

## **QUIET ENJOYMENT**

We're also getting a lot of complaints from owners about noise. This is a family community. That means that kids at play, and our pets, play a big part in who we are. It also requires that we ask the parents to monitor their kid's activities as well as dog owners minimizing their dogs barking and picking up after their animals.

Most people seem to find kid's laughter pleasant, but the screaming and shouting create complaints. So please, we ask parents to talk with their kids about the importance of considering their neighbors when at play. We don't want kids shooting arrows in the parks areas. Or playing hide n'seek, while hiding in other owner's privacy areas. Or teasing other resident's dogs. Or shooting air guns on Koko Isle grounds. We shouldn't have to say this, but these are dangerous activities... and they should result in fines for the parents. We don't want to do that, so please, as summer approaches, now is a good time to remind your children.

Koko Isle is a wonderful safe place for kids. That doesn't negate the parents' responsibility to act like parents. If all of us are mindful of our neighbors Koko Isle will be a better place for all of us to live.

## **SAVE-THE-DATE LIST**

**Next Board Meeting:**

Monday, May 16, 6:00 pm