



"BOARD SHORTS"

December 2013

December Board Mtg

Every year the Board decides not to hold a meeting in December as many directors are off island, visiting family and friends. Getting a quorum for the meeting is a real challenge on this month. Therefore, our next meeting will be on Monday, January 13, 2014. Please mark your calendars and plan to attend to hear about all the good things the Board is doing.

Dog Poo

The Board's appeal to dog owners to pick up after their animals has not helped. There is still a huge amount of dog droppings on our island. The Board is looking into alternate ways to tackle this problem. It appears current technology is available to identify the pups' owners who are failing to pick up the poo. More later on this.

Cats

There are still cats roaming freely around, day and night, using the Common Areas as their litter boxes. Our warning last month has not, as we had hoped, produced a change in cat-owner behavior. Regrettably, we must proceed to catch and turn stray cats over to the Humane Society starting in January. Like we said before, if you have a cat and want to keep it, keep your cat inside, or on a leash.

Photovoltaic Panels

More owners are opting to have these energy-saving panels installed. You need to be reminded that the Board has established a very specific policy on where these panels are to be located, and a PRF MUST be completed and approved by the Board BEFORE installing panels.

Holiday Decorations

Many thanks to Tom and his crew for getting the lights and decorations set up. We have heard many positive comments and appreciate the crew's efforts to provide a festive atmosphere for our residents and our visitors.

Boat Parade

A reminder: the 17th Annual Hawaii Kai Christmas Boat Parade is set for Saturday, December 21. Boats begin queuing up at 5:30pm, in the marina area, in front of the Waterfront Park. This parade has gotten bigger and better every year, and residents are encouraged to come and watch (and hear) it. Boat owners from around the marina decorate their vessels in very imaginative ways, trying to outdo each other; winners are awarded prizes and get bragging rights for the remainder of the year. This is a one-of-kind spectacle in Oahu and should not be missed.

Owners Landscaping

A reminder to owners to remember the vegetation in your lanais and courtyards is your responsibility to maintain. This means trimming back trees, bushes and other vegetation from touching the gutters, walls and roofs of their units. For more detail, review the House Rules, Chapter O, items #1-10.

Use of Common Areas

There seems to be some confusion regarding owners use of Common Areas, namely our two parks, the Waterfront and Central Park. Chapter "D" in the House Rules, item #15, outlines that these common areas are to be used for the purpose for which they were designed/built. More specifically, **resident and/or owner's private events or activities are limited to the respective areas of the individual units and not allowed in any of the Common Areas.**

The Clubhouse facilities, which can be reserved at no cost, are designated for your private recreational purposes, events, and activities.

Quiet Enjoyment

This is probably a good time to bring up Chapter E, items #1-6 in House Rules. Basically, we all live in a community that outlines what is acceptable behavior and/or conduct with respect to Quiet Enjoyment. Every owner who has purchased a unit on Koko Isle has agreed to read, then follow, the rules of the community. Koko Isle is not unique. All condominium communities have governing rules and regulations. So, when the Resident Manager, who is an agent of the Board, enforces the House Rules or any of the governing documents, and points out violations, he is doing so at the behest of the Board. As an owner, if you disagree with any of the rules, you are entitled to write a letter of appeal to the Board, describing your objection(s). Don't blame the Manager - he is only doing his job as outlined in his job description that was written by the Board.

Excessive Speeding

As long as we are on the subject of rules, it is appropriate to remind residents of the posted 15 MPH speed limit on Koko Isle.

Since there are no sidewalks on our island, anyone out walking has no choice but to use the street for getting from one place to another. This is especially true for young children who walk on the roadway without realizing the potential dangers of a speeding truck, car or scooter. This is a prescription for a horrible tragedy. Residents are asked to give yourself additional time so you don't have to speed both onto and off our small island. The extra seconds it takes to respect the posted speed limit will not be noticed at the end of your journey, no matter how far you are going, and certainly is not worth the lifetime of heartache if someone's child is injured or killed. It would be an unquestionable life-altering event for both the victim and you.

Holiday Greetings

MAHALO FOR YOUR ALOHA. LUCKY WE LIVE HAWAII AND KOKO ISLE. OUR WARMEST AND BEST WISHES FOR A MERRY CHRISTMAS, A (belated) HAPPY HANUKKAH, AND A HEALTHY, PROSPEROUS, AND HAPPY NEW YEAR TO YOU ALL!