

KOKO ISLE NEWSLETTER

Upcoming Events

BOARD OF DIRECTORS MEETING

The next meeting of the Board of Directors will be August 11 at 6:00pm. All owners are invited to participate. Your constructive ideas are most welcome!

KOKO ISLE GARAGE SALE

The Koko Isle Annual Garage Sale date is set! We will be holding the Annual Garage sale on October 11th from 8:00 am till noon. This is a great chance to not only get rid of those extra items you find you don't use, but to get-to-know, or hang out with your neighbors.



BGC MEETING

The Building and Grounds Committee meeting will be held around the week of July 28th. Anyone with renovation, remodeling or other projects in mind should get their PRF forms to the office before that week.

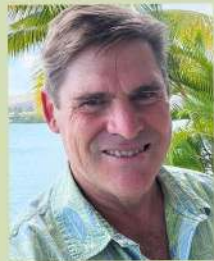
Summer 2025 INTRODUCING THREE NEW STAFF



Jeremy - Site Foreman
Hawaii Vista Masterscapes
Jeremy comes to K.I. with a decade of landscaping experience. When not at K.I. you'll likely find him in the ocean



Drew - Landscaper
Hawaii Vista Masterscapes
Drew is one of the newer members of the landscaping team... always bringing a happy vibe to the workplace.



Dave - General Manager
Koko Isle AOA
Dave brings 5 years of experience managing a property in Waikiki. Before that he worked in senior management in the medical device field.

Dave is looking forward to building on the good work performed by Vince and Kellie over the past decade and continuing to build community and serve the residents of Koko Isle with aloha.

Project Update

FLAT ROOFS

The flat roof refurbishment project experienced some unexpected delays, but we are back on track with the resuming of work this month. Our current schedule is for the remainder of the roofs scheduled for 2025 to be completed before the end of summer.

BRIDGE SPALL REPAIR

Our bridge spall repair project is moving forward and we are in the contractor bid solicitation phase. It's unclear when work can begin but the hope is to have this project completed inside of 2025.



RESEALING THE ROADWAY

We are laying the plans for our Quinquennial pavement sealing project which will likely occur in the early Fall. We will coat the asphalt and repaint the lines.

COCONUT RHINO BEETLE

...HAS ARRIVED IN HAWAII KAI.

We have confirmed that there are infestations of CRB in Portlock, at Mariner's Cove and areas even further East like Lanikai. So, as anticipated the beetle has essentially made it's way to at least all Southerly parts of the island including Hawaii Kai.



Thankfully there is a treatment that can kill the beetle, so now our attention turns to identification and early treatment. We will be having our coco palms trimmed and inspected in the near future.

CHRISTMAS BOAT PARADE



Save the date for the Famous Hawaii Kai Festival of Lights Christmas Boat Parade. If you aren't in the parade you can watch the parade with your friends and neighbors from the Clubhouse deck.

Insurance

Insurance has risen to account for a very significant percentage of our annual budget. The Board of Directors is taking aggressive steps to ensure that Koko Isle getting the best deal possible on our insurance. Insurance companies have been known to lower insurance premiums for properties that can show that they have taken extra steps to mitigate risks. One such measure taken by Koko Isle is the requirement that all apartments maintain a fire extinguisher in the kitchen as well as working smoke detectors in all areas recommended by the Honolulu Fire Department which would include bedrooms, hallways leading to bedrooms and at least one detector downstairs.

Fire Safety

Nearly half of all home fires originate with cooking equipment (i.e. in the kitchen) Using a fire extinguisher on small kitchen fires will reduce the chance of the fire spreading by 90%. This is why Koko Isle residents are required to have a fire extinguisher in or near the kitchen.

Smoke detectors reduce the loss of life from home fires by 50%. and significantly reduce the risk of the fire spreading. This is why Koko Isle requires smoke detectors inside and outside all bedrooms or sleeping areas.



UPCOMING REVIEWS

BOAT YARD

We will be scheduling our annual Boat Yard inspection for September. If you have a boat and or trailer in the boat yard, you may wish to be sure your registrations are all up to date.

FIRE SAFETY EQUIPMENT

In August we will be asking all residents to check their fire safety equipment to ensure that all apartments have at least one fire extinguisher near the kitchen and smoke detectors in all bedrooms and hallway with at least one detector on each level of the apartment.



Fire extinguishers should be positioned from 10 to 30 feet from the stove.

INSURANCE SAVINGS

COMPETITIVE QUOTES

The Board is proactively seeking savings on our insurance rates. The competitive broker who is evaluating our site and determining where savings can be found may be proposing additional measures that can reduce our insurance rates. Three examples of such measures that have been raised include:

- Establishing a new House Rule that requires all BBQs to be positioned at least 10 feet from the building when in use.
- Conducting semi-annual fire extinguisher and smoke alarm inspections.
- Updating certain aspects of our building wiring.

Landscaping

PROPERTY TAXES

YOU MAY BE PAYING FAR MORE THAN YOU SHOULD FOR PROPERTY TAXES.

If you haven't already received your property tax bill for the first half of 2025, you will shortly.

Most of the houses on Koko Isle will have increased in assessed taxable value by \$250,000 or more for the current tax year. Among the factors that impact this assessed value are recent sale prices in our neighborhood.

The increase in tax paid for the year will depend on the assessed value as well as the Property Classification. There are several different classifications for tax purposes, with the most likely classification for homes in our neighborhood being Residential (where the owner lives as the primary residence) or Residential A (not the owner's primary residence).

The Property Tax Division determines the classification based on the owner submitting a Personal Home Exemption form. This exemption does two things:

- Establishes the Property Classification as Residential, and
- Reduces the taxable value of the home by \$120,000 (if over 65 years old, the reduction is \$160,000).

The tax rates applied are:

Class	Tax per \$1000 of assessed value
Residential	\$3.50
Residential A Tier 1:	
First \$1,000,000	\$4.00
Residential A Tier 2:	
In excess of \$1,000,000	\$11.40

Our Landscaping contractor has been working with us to intensify efforts to upgrade our existing landscaping by adding additional staff to the task and by appointing a site foreman with over a decade of experience. Over the past several weeks significant progress has been made which is starting to become evident.

PRUNNING

Our landscaping team has been engaged in an extensive pruning program to remove dead branches or fronds and thin out clusters to optimize plant vitality.

SOIL MAINTENANCE

Soil maintenance to ensure an optimal environment for our plants is a key variable in their health and beauty. Our team has been clearing grass from planting beds and adding soil amendment to bring nutrients to the otherwise depleted soil.

WATER & FERTILIZATION

Keeping our grass and plants adequately hydrated is key. We are increasing our watering schedule and making other changes to insure optimum plant hydration.

PEST CONTROL

The main pest of highest concern at this time is the Coconut Rhinoceros Beetle which has spread island wide at this point. We will be conducting our periodic coconut tree inspection later this month.



PROPERTY TAXES

CONTINUED

As a point of comparison, a home assessed at \$1,500,000 taxable value would have a total tax bill for the year of \$5,250 if classified as Residential, and a tax bill of \$9,700 if classified as Residential A. Therefore, it is extremely important to submit your Home Exemption form to obtain the proper classification for your home. This form must be submitted annually, and the deadline for submission is September 30 of each year. The link to submit this form online is: <https://realproperty.honolulu.gov/exemption/file-exemption/>

More information can be found on the City and County of Honolulu Department of Budget and Fiscal Services Real Property Assessment Division <https://realproperty.honolulu.gov> including

Tax Assessment information, current and historical tax, property classification, forms and FAQs. A review of the public information on this website indicates that some homes on Koko Isle may be inappropriately classified as Residential A, and the owners therefore paying thousands of dollars more property tax than they should.

If you have additional questions, please feel free to contact Tim Hagan at (808) 375-3325.



KOKO ISLE NEIGHBORHOOD WATCH

SEE SOMETHING SAY SOMETHING

We recently had a couple incidents of breakin and vandalism on Koko Isle. In one case only a couple dollars in coin was taken, in the other situation, prompt action by residents resulted in the police being able to catch the culprits and take steps to mitigate the likelihood of further problems from them.

We can all help keep Koko Isle safe by staying alert to people or behavior that is suspicious or perhaps blatantly inappropriate and calling the police if it's obvious a crime is being committed, or calling Dave (808.375.5697) if you see something or someone who is suspicious but your aren't sure its a police matter.

HOUSE RULE REMINDERS

BOAT YARD BOATS & TRAILERS

We will soon be conducting our annual inspection of the Boat Yard. Please check to be sure that your boat and trailer registrations are up to date and that you in conformity with KI's House Rules.

CARPORTS

Please remember that car ports are for vehicles, boats on trailers, bicycles, and if secured to the ceiling; surfboards, SUP boards and kayaks. Miscellaneous personal effects are not allowed to be stored in the carport.

ANIMALS

Please remember that cats are not allowed to roam free. Dogs must be walked on leashes. Dogs must be sufficiently trained to not show aggressiveness towards other dogs or people. Waste must be picked up and deposited in the dumpster or your own trash bin.

GUEST PARKING

Guest parking stalls are for GUESTS of residents only. Any overnight stays in Guest parking stalls require a pass which can be obtained from the office with a plane ticket or other documentation of a temporary visit.



Rain Gutters

If you have any second floor rain gutter issues, please contact the office to let us know.



We will addressing any required gutter repairs in the coming weeks.

Kokoisle@KokoisleAOAO.com

AED Training

**AED
TRAINING**



AT THE CLUBHOUSE • AUGUST 11 • 4PM

If you have not yet been trained on how to use the Automated External Defibrillators that have been installed at Kokoisle, August 11 would be a good opportunity to acquire this simple life-saving knowledge.

The two AED units at Koko Isle are under the clubhouse stairs and behind the carport of apartment 808.