

Koko Isle

NEWSLETTER

May 28, 2026

NEW EMAIL ADDRESS

Please Note: The new Koko Isle email is:

kokoisle@kokoisleaoo.org

If you have not been receiving periodic email notices or messages from the office, then we may not have your correct email address on record. If in doubt, please send an email to the above address and just include your name and apartment number and a phrase like “please update your records with my email.”

Email is the preferred method of communication for non-urgent matters. For things requiring immediate attention, you can call or text 808.375.5697.

RECENT IMPROVEMENTS

We recently repainted the clubhouse concrete decking and replaced warped and dilapidated doors so now the gym can be locked and

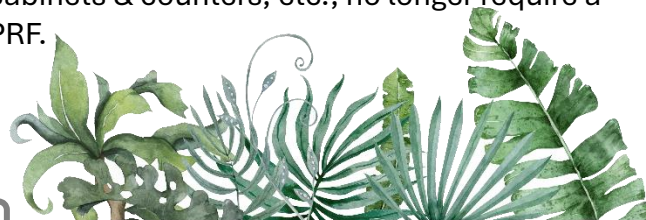


APARTMENT RENOVATIONS

If you have plans to upgrade your apartment, you may need to file a Project Request Form (“PRF”). PRFs are needed for changes visible from outside to ensure that your planned additions or changes will conform to the architectural standards of Koko Isle.



Interior changes that involve plumbing or electrical changes (other than just new fixtures) or any removal of walls, floors, or anything that has a structural impact requires the submission of a PRF. Other types of minor interior upgrades, new flooring, painting, new fixtures, new cabinets & counters, etc., no longer require a PRF.



QUIET ENJOYMENT

Everyone deserves the right to the ability to enjoy their home to the fullest extent possible, which includes the right to some quiet time and freedom from unreasonable noise that makes it impossible for a person to enjoy their life.



To achieve this goal, the AOA has established quiet hours that extend from 10 PM until 8 AM Sunday through Thursday and from 12

AM until 8 AM on Fridays, Saturdays, and the evenings before major holidays. In any case, at all times, no resident of Koko Isle is permitted to **unreasonably** disturb another person at Koko Isle.

All residents at Koko Isle are expected to be courteous to their neighbors and considerate of the fact that different people have different



thresholds of noise that are bothersome. In cases where neighbors are unable to find an acceptable middle ground, then the General Manager will intervene to determine what level of noise is considered “reasonable”.

Construction/Remodeling related noise should be



minimized as much as possible and in any case is only allowed between 8 AM and 5 PM Monday through

Saturday and should not exceed 55 dBA.

General rules of thumb to help define “reasonable” noise levels have been established by the City &

County of Honolulu. Sound/music-producing devices, speakers, etc., should not be audible 30 feet from the source. Any barking, howling, crying, whining, or other dog noises that occur continuously for 10-minutes or more or intermittently for 30-minutes or more constitute “animal nuisance” and are unlawful.

Some noise associated with landscaping is unavoidable; however, we have a schedule that should help you plan which days to go shopping or run errands.

Landscaping Schedule:

- Mondays: Boat Yard, Clubhouse, 100’s, 200’s, 300’s
- Tuesdays: 300’s, 400’s, 500’s, 600’s
- Wednesdays: 700’s, 800’s, 900’s Front Park.
- Thursdays: Center & Waterfront Parks
- Fridays: Special Projects (e.g. zones).

ORKIN – Pest Control

Orkin performed their first service on May 15th. They treated around buildings 1-12. Following is the service schedule going forward:

- June 19th – outside of bldgs. 13-24
- July 17th – outside of bldgs. 1-12
- Aug 21- outside of bldgs. 13-24
- Sep 18th – outside of bldgs. 1-12
- Oct 16th – outside of bldgs. 13-24
- Nov 20th – outside of bldgs. 1-12
- Dec 18th – outside of bldgs. 13-24

Orkin will perform in-unit spot treatments of kitchen and bathrooms to treat ants and cockroaches for \$40 + tax = **\$41.88**. You can pay by check (made out to ORKIN) or cash. To request an in-unit treatment, send an email with your name, unit number, contact phone number for Orkin and whether you plan to pay by check or cash to the site manager before 2 pm the Wednesday before the 3rd Friday of the month.





It is estimated that approximately 20-25% of the apartments at Koko Isle could harbor termites. Orkin will provide a free inspection to see if

you have termites. Any treatments will be provided by Orkin at a discounted price. To schedule a termite inspection, please contact Sergio.Hoyos@orkin.com (or call 808.517.1872).

PROJECT UPDATES

BRIDGE

Current Forecast: RFPs out to bid before the middle of June.

DOCK #1 INSTALLATION

Completed.

FLAT ROOF REPAIRS

Flat roof replacements are expected to resume in June.

UPCOMING MEETINGS

For Building Grounds Committee (BGC) members or owners wishing to get a project approved, the next BGC meeting will be held on Tuesday, June 9th at 6:00 PM online.

The next Board of Directors meeting will follow the BGC meeting on Monday, June 15th.

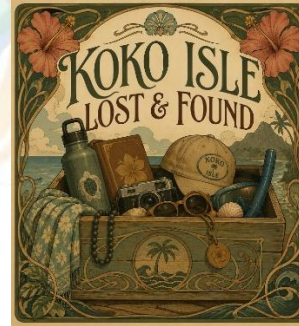
LANDSCAPING

Just a reminder – The common-area landscaping trial is over. There is no further landscaping activities allowed in the common element without specific approval from Management.

LANDSCAPING CONTRACTORS

Please refrain from direct communication with the contractors. Please communicate any concerns or requests to Dave.

LOST & FOUND



We have a number of items in the lost and found at the office. If you're missing something, please feel free to come by and check.

Or call: 808.375.5697 to ask if we have your lost item.

BULK PICK UP

If you have bulky items (furniture, appliances, etc.) to dispose of, you can schedule a free pickup through Opala

Opala.org, click "Make a Bulky Pickup"

<https://honolulu.sanstar.net/honolulu-public-client/app/appointments/create-appointment>



Or you can call the Department of Environmental Services at (808) 768-3200 (Option 0). M-F 8-4 pm.

Please place the items curbside, not earlier than the evening before the pickup date.



FIRE SAFETY

The following are a few things you can do to minimize your risk of a fire:

- Don't leave candles or other open flames unattended. Keep candles away from drapes or other flammable materials.
- Don't store combustible items in the oven or leave combustible items on the stove top.
- Don't store flammable liquid containers in your home or carport.
- Keep a lid ready to extinguish grease fires on the stove top.
- Don't leave cooking unattended.
- Replace damaged or frayed electrical cords. Don't over-burden extension cords or power strips.
- Unplug appliances when away from the house, especially for extended periods.
- Keep matches, lighters and candles away from children.
- Keep dryer vents and lint traps clean.
- Don't smoke while lying down to sleep or nap.



- Consider upgrading your aluminum wiring. If a full rewiring of the house is not economically feasible, consider, at least, adding copper pigtails (e.g. CopAlum crimp connectors or AlumiConn setscrew connectors).

- Position your BBQ as far from the structure as is feasible.
- Charge lithium batteries only with approved chargers. Don't overcharge batteries. Don't charge next to flammable items. Don't use damaged batteries.

The following are a few things you can do to maximize your safety if there is a fire:

- Ensure that you have working smoke detectors in each sleeping area and in hallways serving sleeping areas and 10' from the cooking area.
 - Test detectors monthly
 - Replace batteries yearly
- Position at least one working fire extinguisher on each level including 10' away from cooking appliances.



- If you own lithium-ion battery devices have F500 Encapsulating Gel fire extinguishers available.
- Have an evacuation plan. Know your escape pathways.
- Sleep with doors closed.
- If entering an area suspected of being on fire, feel the back of the closed door with the back of your hand before opening the door (open it slowly with your face away).
- Call 911 without delay if a fire is suspected.

