

Koko Isle

NEWSLETTER

August 3, 2026

NEW EMAIL ADDRESS

Please Note: The new Koko Isle email is:

kokoisle@kokoisleaao.org

Please feel free to email about any matter. If your need is urgent, Dave can be reached at: 808-375-5697

NEXT BOARD MEETING DATES

The next meeting of the Board of Directors will take place on August 25th and the BOD meeting following that will be on September 22nd.

Typically meetings of the Building & Grounds Committee take place the week prior to the BOD meetings.

PROJECT UPDATES

BRIDGE

The Requests for Proposal have been sent out to six contractors. One has declined to bid, the other five are considering our project and/or preparing bids. Bidder include: Sea Engineering,



• Kawika's, Eko Painting, John Rohrer Contracting Company, and Structural Engineering.

FLAT ROOF REPLACEMENT

We have completed 4 flat roofs so far this year and have 26 more budgeted for 2026.

Following are the flat roofs on the schedule for 2026: 204/**206**, **218**, 301, **303**, 402/**404**, **406**, 408, 414, 417/419, 507/509, 703/**705**, 710, 717, 807, **810**, 816, 902, 904, **906**, 908, **911/915**

Red – Has PV solar panels

Blue – Has Lanai

Note that owners are responsible for both removing PV panels and lanais.

COMPLETED PROJECTS

- Upgraded landscaping zone #4 installation.
- Men's room renovation.
- Dock #1 installation
- Clubhouse lower lounge floor repainting
- Pool deck repairs (grout)

- Community dock waterproofing and sealing.
- Sprinkler repairs.
- Camera upgrades & repairs

PROJECT PIPELINE

- Asphalt repairs on speed bumps
- Installation of zone #5 (circles)
- New signage (pools, bridge, etc)
- 820/822 roof replacement.
- Tree trimming / CRB prevention (injections)
- Replacement of Water supply main under the bridge.

POTENTIAL MAJOR PROJECTS FOR 2027

- Resealing of asphalt roadway (to be done after bridge project is completed).
- Level parks
- Clubhouse skylight
- Selected siding repairs

TERMITE INSPECTIONS

All owners are urged to take advantage of Orkin's offer to conduct free termite inspections. Please contact the Orkin Termite Specialist to schedule your free inspection: Sergio Hoyos at: **Sergio.Hoyos@Orkin.com** or **808.517.1872**



PARKING

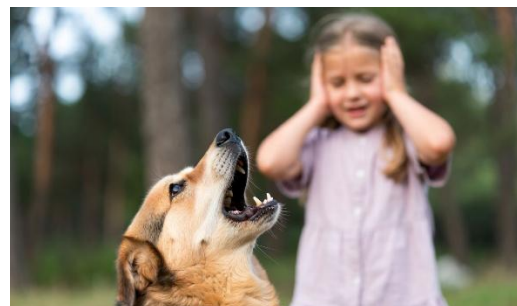
Residents should please keep the following points in mind:

- End-to-end double-parking in the carports is not allowed.
- Unauthorized use of reserved parking stalls will likely result in towing.
- Resident use of Guest Parking is not allowed. (if there are extenuating circumstances, please notify Dave).
- Overnight use of Guest parking by guests requires a permit (see Dave).



DOG BARKING (and other annoyances)

In some cases, the best way to get immediate results and maintain the best possible neighbor relationships when neighbor activities or the behavior of their dogs are bothering you, is to reach out directly to your neighbor. However, if that is not your preferred way of resolving any concerns your General Manager is available to assist. You can reach the General Manager at 808.375-5697.



PET OWNER TRAVEL

If you own one or more dogs and you plan to leave the pets at home alone when you are off-

island, it is a good idea to either leave the pet with a trusted caretaker or have a live-in pet-sitter keep your dog company while you are away.

If you choose to travel and hire a pet-sitter, please let Dave (and perhaps even your neighbors) know and provide the phone number of your pet-sitter. That way if there is a barking annoyance, Dave has someone to call.

Please note that the C&C of Honolulu considers incessant dog barking for more than 10-minutes or intermittent barking for more than 30-minutes to be a nuisance and therefore is against the law.

NONWATERFRONT UNIT DOCKS



If you lease one of the docks along Waterfront Park from the Association, please refer to an email you were sent on July 30th regarding our new hose tidiness requirements. Hoses must be coiled up on your

docks or run from the bibs to your dock along the water-side of the seawall (over the struts and under the gangways) in order to minimize any trip hazard. Call Dave with any questions.

LANDSCAPING UPDATE

Our new Landscaping team, headed by Jeremy and assisted by Roland and Rowan, has made a lot of progress over the two months they have been on the job.



Not only are we seeing our sprinkler system returning to a more consistently reliable state leading to greener grass, the weeds between pavers and in the beds are being addressed and various other improvements in the state of our grounds can be seen. Notably, Jeremy installed the first of our upgraded landscaping zones in front of the clubhouse parking area. We expect to see Jeremy continue installing upgraded landscaping areas at a rate of around one every two months.

Our thanks to Jeremy and his team of hard-working landscapers!

NOISE NUISANCE MINIMIZATION

Both our house rules and city and county laws prohibit unreasonable noise-making that reasonably interferes with other people's enjoyment of life.



Towards the goal of reducing ambient background noise, the Board chose to convert to battery-powered landscape maintenance equipment when we converted over to Mother

Nature's Apprentice (Jeremy's company). Many have noticed and commented on how much nicer the environment is with the battery-powered yard maintenance equipment.

PLEASE DON'T FEED THE DUCKS

Ducks are the source of a lot of mess in and around the pool. Chasing ducks away is becoming a daily chore. People have been seen feeding the ducks around the pool deck. Please note that food is not allowed in the pool deck area and the feeding of birds or other wild animals is prohibited at Koko Isle.



Additionally, the City and County of Honolulu has laws that allow for fines of up to \$500 and jail time for up to 30-days for feeding wild birds.

Please help us keep the pool and pool deck area clean...let's discourage, not encourage, ducks that like to visit the pool.

KEIKI MONITORING



Our groundsman have found sprinkler settings changed (valves unexpectedly turned off, timer settings changed), which has led them to

suspect tampering. Later, they found a kid's toy in the sprinkler box.

If you have Keiki, please ensure that they don't play with our sprinkler controls, and if you see any Keiki playing with our sprinklers, please remind them not to do so. Mahalo!

SIX DISASTER PREP IDEAS

- Keep a 14-day supply of water, food, and medications on hand along with a first aid kit.
- Create a written family emergency plan with evacuation zones and routes.
- Create a "go-bag" for each person and pets in case of evacuation.
- For power outages, consider a generator and/or extra batteries and perhaps a means for cooking (e.g., a camp stove).
- Keep important documents in a waterproof bag somewhere out of harm's way.
- Get emergency alerts by texting HNLALERT to 888777 or sign up for ongoing alerts at HNLAlert.gov. You can also get Twitter ("X") alerts @Oahu_DEM

For more info, visit Ready.Hawaii.gov

REMINDERS & NOTICES

- Call the office to check the Lost & Found if you are missing anything.
- The Club House is available for your use at no charge. Call Dave to check a date.
- Dave will be conducting a carport inspection on August 17th. Note that carports should look nice and clutter-free. Not used for storage.
- Many thanks to owners who have donated trees and plants to Koko Isle!
- Call or Text Dave with any urgent matters at **808.375.5697**. Email Dave with any non-urgent requests, questions or concerns at Kokoisle@KokoisleAOAO.org