



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

December 2024

Board Shorts

Holiday Greetings from Your Board of Directors:

Mahalo for your support and Aloha over the last year! Our warmest wishes to all, for a Happy Holiday Season and a Healthy Prosperous New Year.

Residents, please keep closer eyes on children during the Holidays. There tends to be more playing than normal in our neighborhood and close calls with cars. We ask drivers to be more careful and to watch for our Koko Isle keiki.

The Holiday Season tends to be a time when more thefts happen. Please be sure to keep your home, vehicles and gates locked and retrieve your mail & delivered boxes quickly. We do not want to make it easy for thieves!



3rd Reminder / Urgent: Hawaii Kai Marina Community Association Fees:

Koko Isle owners pay their Hawaii Kai Marina Fees directly to Hawaiian Properties, Inc. The Marina Fee is no longer a part of the Koko AOAO Isle Maintenance Fee. The Hawaii Kai Marina Community Association Fee of \$575 is due January 1st, 2025. In November 2024, Hawaiian Properties, Inc. mailed the 2025 Bill Notice to each Koko Isle owner. For questions, please call Hawaiian Properties, Inc. at 808-539-9777 or email to hp-customer@hawaiianprop.com.

Christmas Tree Disposal: Our landscape contractor, Hawaii Vista Masterscape will help us dispose of real Christmas trees for Koko Isle residents. They will turn our Christmas trees into mulch to be used on Koko Isle. All decorations & ornaments must be **REMOVED** from your Christmas tree, if not your tree will not be picked up. To confirm pick-up, contact the Koko Isle Office at 808-395-3355 or kokoisle@kokoisleaoao.com. Have your Christmas tree in your carport or grassy area in front of your unit on Monday January 13th, 2025, to Wednesday January 15th, 2025, by noon.



If you chose not to recycle your tree through Hawaii Vista's offer above...

Do Not Throw Christmas Trees in Koko Isle Dumpsters Dump Fees will be charged to violators!

City and County of Honolulu Guidance: Recycle Your Christmas Tree - Even when the holidays are over, we should continue to keep our environment beautiful. Instead of throwing your tree away this year, opt for recycling. When you recycle your tree, it can be repurposed into mulch or wood chips instead of ending up in the landfill. Here are a few options for recycling below.



CHRISTMAS TREES

- Cut and put in green curbside recycling cart.
- Drop off at city disposal sites.
- Drop off directly at a composting facility.

COMMUNITY ADVISORY:

The Koko Isle Bridge Is Safe and Overall, in Satisfactory Condition:

Below is an excerpt from the Koko Isle Bridge Assessment Report summary completed by WJE Engineering, Inc.

“Based on our observations and assessment findings, the Koko Isle Bridge is in an overall satisfactory condition for its age and service environment.

The bridge deck is in satisfactory condition and has some concrete deterioration generally concentrated in the soffit at the west end of the deck and between the abutment back wall and diaphragm at the east end. Waterproofing systems and/or cathodic protection systems could be used to reduce the deck deterioration. Given the good condition of the girders, deck replacement is most effective method to extend the bridge service life. The girders are in good condition with minimal chloride contamination and carbonation of the concrete detected. The abutments are in satisfactory condition with some concrete spalls occurring below the girders. The railings are in poor condition and require extensive repairs. Due to the extent of repairs required, in our opinion, replacement of the railings is a better long-term solution.”



The Koko Isle Board is currently working with WJE Engineering, Inc. to develop a comprehensive multi-year maintenance plan aimed at preserving the bridge's overall integrity. Depending on the prioritization of various maintenance needs, it is possible that the railings, although unsightly, may not be the first item prioritized for repair.

Holiday Decorations: On April 29, 2024, the board approved to extend approved times for holiday decorations from Thanksgiving to January 10, 2025. The approved changes have yet to be codified in the house rules, but the board voted for a temporary/interim change for this year and will follow through with the formal amendment process to be effective next year.



NO Fireworks on Koko Isle - Including Bridge Entrance and On Docks:

House Rules: USE OF PREMISES – Page 31, par.14. The use of any type of fireworks, including sparklers, is prohibited. An immediate fine may be imposed for each instance of using fireworks and the Association may seek the eviction of the people responsible if they are tenants. Please observe our holiday rules so that all residents may have a happy, safe, and peaceful Holiday Season.

Note: Last year we received reports of Koko Isle residents launching fireworks from waterside docks, which is also prohibited. Please continue to report violations and appropriate action will be taken which could include fines of up to \$500.



NO DRONES

Operating, flying, or landing drones is prohibited on Koko Isle.

House Rules: Page 32. 18) Operating, flying or landing drones or other similar devices from or in the common or limited common element is prohibited.



3. **Holiday Guest Parking:** To help ease the burden for guest parking over the Holidays, the Board approved tandem parking for these dates only.

**Christmas Eve & Day:
December 24th & 25th, 2024
New Year's Eve & Day:
December 31st, 2024 & January 1st, 2025**

Tandem parking will be allowed in front of your unit, as long as you **DO NOT BLOCK** your neighbors, ensuring that they have direct means of access and egress to their units.

This is a reminder of the Parking Rules

No Parking on the bridge: "Cars will be towed"

No Parking on the grass: "Cars will be towed"

No Parking in "RESERVED" stalls: "Cars will be towed"

Last Year's Boat Parade, 5 cars were towed from around Koko Isle and the bridge.

The number to our tow company is Tow Jams/VIP Towing (808) 593-1993. Please direct all guests to park across the bridge on public street parking and walk in if there is no available guest parking. The Tow Company will be "On Call" and patrolling Koko Isle.

Unauthorized Bulk Item Dumping caught on Camera!

Koko Isle received 2 unauthorized Bulk Item charges last month. The owner responsible was charged for the additional bulk fees.

NO Dumping your personal or bulk items in the Koko Isle dumpsters located in the Club House parking area. It is a violation of the Koko Isle House Rules to place refuse or any bulk items into the Association dumpsters. The current City & County and House Rules direct you to use Opala.org to schedule bulk item pickup.

Honolulu Disposal trucks photograph the bulk items in the dumpsters and Koko Isle is charged for unauthorized bulk items.

Please note that once Koko Isle is billed the bulk item charges, those charges are passed to the resident responsible for the violations with a possible \$250 fine.



Reminder: Refuse Pick-Up – Friendly Reminder, trash containers should not be placed on the roads until the morning of trash pick-up and for sure no earlier than the night before.

House Rules Page 26 REFUSE PICKUP:

1. Unit refuse shall be placed in the City and County containers assigned to each unit and must be kept in the back part of the carport area.
2. No unit refuse shall be placed outside of a unit except within said container, which shall not be filled beyond its capacity.
3. The unit container shall not be placed on the common elements except on the morning of a pickup day, and the unit container shall be removed from the common elements by dusk of the same day unless otherwise determined by the Resident Manager.



NEIGHBORHOOD SAFETY AND AWARENESS:

Please be on the alert. Holiday thievery and porch pirates are real in all neighborhoods. If you see suspicious activity, please report to the Resident Manager's Office, and call the Police 911.



We want to remind everyone to lock your vehicles and fence/gate doors. Get to know your neighbors and be aware of your surroundings, working together we can all help reduce crime on Koko Isle, especially during this Holiday Season.



Approved Koko Isle Board Meeting Minutes:

Koko Isle Board Minutes are now available on the Koko Isle Website "Frontsteps" under the Internal Folder and as always is available to review in the Resident Manager's Office.

Up Coming Events:

- Christmas Day:** Wednesday December 25th, 2024 –The Koko Isle Office will be Closed.
New Year's Day: Wednesday January 1st, 2025 –The Koko Isle Office will be Closed.
Koko Isle Board of Directors Meeting: Tuesday January 28th, 2025, at 6:00pm
Koko Isle Board of Directors Meeting: Tuesday March 18th, 2025, at 6:00pm
Koko Isle Annual Board Meeting: Monday March 24th, 2025, at 5:30pm

