

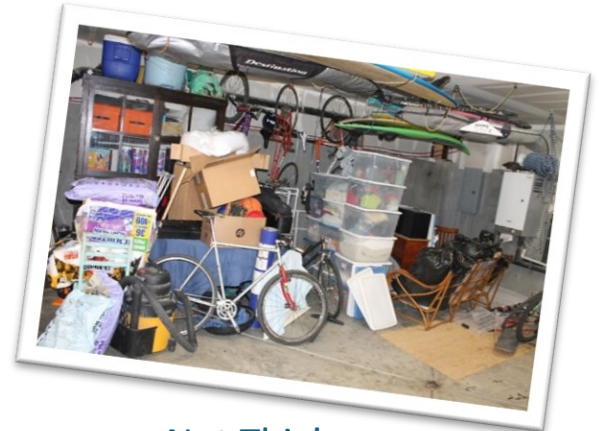
July 2024



Board Shorts

COMMUNITY REQUESTS:

Many prospective buyers & new owners report that the orderly and clutter-free neighborhood as seen through our carports is one feature that favorably attracted their attention! With Koko Isle waterside units approaching \$2M and interior Units \$1.5M, there has been an increase in owners requesting the RM to enforce carport tidiness rules to maintain our community's appeal. Uncluttered carports reflecting professionally stored ocean-going fun lifestyle toys & amenities as outlined in the House Rules (excerpt below) enhance that image!



Not This!

Koko Isle House Rules: Carports: The carport area (limited common element) is directly under the solid roofline and the apron (common element) is the paved area beyond the roofline (See Condominium File Plan 94). Only items which these House Rules specify may be stored in carports.

Allowed Uses of Carports:

1. Parking registered vehicles and registered boats/trailers of twenty (20) feet or less is allowed.
2. Vehicles and/or small boat trailers in carports may slightly protrude (but no more than a maximum of two (2) feet) beyond the solid roof line into the common element.
3. Vehicles, boats/trailers in carports shall be parked in carport so that they do not: impact or hinder the ingress/egress of any vehicle and/or boat trailer from another apartment from directly entering a carport; interfere with or impact a person exiting or entering an apartment through the walkway and/or common element leading up to the walkway; and affect or hinder any delivery of goods or services to an apartment through the limited or common element.
4. Bicycles can be parked in the carport area as long as the area is neat and does not interfere with the parking of vehicles in the carport.
5. A small screened area may be built along the back area of the carport but must FIRST allow room for two (2) parked motor vehicles as well as the container screen to fit under the roof line. The maximum size is to be no larger than six feet high, three feet wide and nine feet long. The screen materials are to match the existing AOAO fencing material. The Resident Manager must pre-approve the location and size of these screens via the Project Request Form approval process. Items placed behind a screen shall not be visible from the front of the carport. The screens shall not be fully enclosed and shall be subject to inspection by the AOAO. Flammable and/or any other hazardous items may not be stored behind the screens. The screens shall be properly maintained by the unit owner, or they will be removed at the expense of the unit owner.

6. City and County rubbish containers and certain miscellaneous items may be stored unobtrusively inside the back area of the carport. Miscellaneous items such as coiled garden hose and electric vehicle charging station and cables neatly hung at the back of the carport are allowed.
7. Some items may be hung from the carport ceiling provided they are under the solid roof line: Car tops, surfboards, kayaks, stand up paddle boards, rafts, and ladders, provided parking is not thereby restricted, and lumber, if out of sight. No other items are permitted.
8. A flagpole may be erected in the ground-level privacy area or a bracket may be attached to the carport post by the mailbox. Properly displayed American Flags are allowed at all times under the Freedom to Display the American Flag Act of 2005. In addition, a Hawaiian state flag may be flown in accordance with the American flag protocol.

Prohibited Uses of the Carports:

1. Tandem parking of vehicles is not allowed.
2. No clotheslines are permitted inside carports. Clotheslines may only be strung in the streetside privacy areas, provided they are not visible from the common elements to the maximum extent possible.
3. Flammable and/or any other hazardous or nonhazardous containers of fluids may not be stored in the carport area.
4. Ladders are not allowed to be stored in the carport, except by hanging from the carport ceiling pursuant to paragraph 4. Carports, a)7. above.
5. Carports or other limited common areas are not to be used for unit "garage sales" except with prior permission of the Board or the Resident Manager for the yearly Koko Isle "Garage Sale."
6. Vehicle and/or boat repair is prohibited in carports, but minor maintenance of a routine nature, is permitted with Resident Manager approval.
7. No other objects shall be stored in the carport, if visible from outside the carport without the prior written consent of the Resident Manager.

COMMUNITY ADVISORY:

HELP US PREVENT THE COCONUT RHINOCEROS BEETLE FROM INVADING KOKO ISLE

You may have heard about the Coconut Rhinoceros Beetle (CRB) in the news lately. This invasive pest threatens the health of coconut and other types of palm trees and has been spreading on Oahu over the past several years. We want to protect our beautiful coconut trees that make Koko Isle so special. An effective preventive measure is to NOT bring any local mulch onto Koko Isle.



Sewer Line Inspections: Koko Isle is over 50 years old. You may want to inspect your interior sewer service lines. A few units over recent years have experienced deteriorated interior sewer lines causing leaks and flooding in the home. Your local plumbers offer various inspection services.



Security Alert Car Break-ins: Warning for Cars Parked on the Roads.

Crimes of opportunity of vehicle break-ins of cars parked along the roadside have increased in Hawaii Kai. Koko Isle Police partners advise us to keep your vehicles locked, store no valuables in your cars, and park in lighted areas. Property crimes, most notably car break-ins, are still a common occurrence. The majority of these incidents have been a result of unattended unlocked vehicles and smashed windows, where items of value were left in plain view. These crimes of opportunity can be decreased through awareness, preparation, and understanding. Please help your family, friends, neighbors, and visitors by sharing the important message of prevention.



***Please lock your vehicles. *Leave your carport light on overnight.**



Absentee Owners – Consider Shutting off main water valves to avoid water damage due to leaks or broken water lines. Consider shutting off all water if you'll be away for an Extended Period of Time. Many homeowners don't think of this, but if you're going to be away from your property for a long span of time, consider shutting off your main water valve before you leave to protect your property from flood damage. We recently had units and neighbors' units damaged due to absentee owners unattended leaks.

NEIGHBORLY CONSIDERATION ON NOISE: You may not be aware, but Home Theater & Home Sound Systems penetrate our walls & extends beyond our own units. If you enjoy loud movies, please double check that neighbors are not disturbed! If you are enjoying the Club House, please monitor your noise and operating hours to help reduce disturbances.



Reminder on our House Rule related to Quiet Enjoyment:

In particular, the hours of 10:00 p.m. through 8:00 a.m. nightly shall be quiet hours; except that quiet hours shall begin on midnight on Friday, Saturday and the night preceding a holiday. Noise associated with the maintenance, repair or remodeling of units, vehicles or boats shall be restricted to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.

ENJOY THE POOL: But Please Shower Before Entering the Pool!

Many people mistakenly believe that showering before entering a swimming pool is “old school,” but that’s not the case at all. There are tremendous benefits when residents take a shower before jumping in. If this courtesy is strictly followed, Koko Isle’s swimming pool will stay a lot cleaner and healthier. Below are a few benefits of requiring a thorough shower before swimming: Keeps out impurities - Helps prevent waterborne illnesses - Minimizes the strong chemical chlorine smell - Reduces costs of pool maintenance - Prolongs the life of pool equipment – Offers respect for fellow swimmers - And Please: No peeing in the pool & No Food or Beverages except for Water. **Please limit sunscreen use in the pool if possible. The buildup causes a slippery film to build on our pool steps.**



Enjoy a clean and healthy pool!

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:

Building & Grounds Committee Meeting: Thursday Aug. 8th, 2024 (Proposed)

Koko Isle Board Meeting: Tuesday August 20th, 2024, at 6:00pm at the Koko Isle Club House.

Labor Day: Monday September 2nd, 2024, The Koko Isle Office will be Closed.

Save the Date:

Koko Isle Community Garage Sale: Saturday October 26th, 2024

