



**Aug. – Sept. 2022**

**KokoIsle**  
ASSOCIATION OF APARTMENT OWNERS (AAOA)

**Board Shorts**

September, Labor Day weekend often signals the transition from summer break to the busy start of fall. More than anything else, it's a chance to spend some quality time with family and friends and enjoy delicious foods. This year marks Labor Day's 140th anniversary in America!

Labor Day was created to honor the men and women who campaigned for workers' rights, such as a 40-hour work week, safe work conditions, paid time off, and sick leave. The holiday honors the source of this nation's strength—American workers, unions, and labor leaders. No matter how you decide to celebrate Labor Day 2022, take some time to reflect and pay tribute to all the laborers, past and present, who helped build America and make it the country it is today.



**House Rule for Displaying the American Flag**

Koko Isle House Rules: Pg. 8, 4. Carports: 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.



Properly displayed American Flag on Koko Isle.



**Operating, flying or landing drones or other similar devices is prohibited on Koko Isle.**



## Koko Isle Swimming Pool Is Open During Construction



**Pool update:** The pool may be closed starting Sept. 12<sup>th</sup>, 2022 to install the new railing and later to be painted. Be careful if you are using the pool or in the area of the Club House. Please stay away from the construction materials stored anywhere around the Club House and check with the Resident Manager and Bulletin Boards for updated open or closed notices.

**Other Community Amenities:** **Club House:** Remains CLOSED for renovation. **Gym:** Open for use.

### COMMUNITY NEWS:

**Annual Community Garage Sale:** Koko Isle will host its Annual Koko Isle Community Garage Sale on October 29, 2022, from 8 am to 12 noon. The Association will advertise the sale in advance. Residents participating in the sale must provide their own tables, chairs, and displays for their sale. During the sale, all garage sale items and displays must not restrict vehicle or pedestrian traffic to and from adjacent units. Use of trees and shrubs on common grounds for hanging of sale items is prohibited. When moving your car(s) out of your carport, please park on the other side of the bridge on Anapalau for the morning of the sale. This keeps our visitor parking spaces open for garage sale customers and guest parking open for non-participants.



### **Reporting an Emergency On The Marina:**

The Harbor Master advises to call the main # 808-396-2469 after business hours for emergencies.  
Marina Office Business Hours: Monday thru Friday 9am to 5pm Excluding Holiday's  
Marina Patrolmen Hours: Daily 8am to 6pm Including Holiday's  
Boat Fuel: The HKMCA now offers non-ethanol fuel on a scheduled distribution plan. Look for notices.

**Emergency Preparedness:** Hawaii's hurricane season typically runs from **late June through November** each year. As a courtesy, Koko Isle is distributing the "Handbook for Emergency Preparedness" booklet published by Hawaiian Electric to help you prepare for such emergencies.

**Water Conservation Plan:** See the back of this Board Shorts for Koko Isle's Water Conservation Campaign Plan. Also, to help, Koko Isle AOA distributed the Board of Water "Seven Easy Ways To Save Water", attached.

## **Pet News:**

**1. Please Pick-Up your pet's POOP!!!** Please help keep Koko Isle clean, please report any violators. A Fine of \$100-\$500 is imposed on all Pet Waste Violations. Residents were Fined \$100 in Aug. 2022.

**2. Dogs:** We are receiving complaints of dogs barking continuously from court yards or back patios when left unattended or when owners are not home. As a reminder, it is against the law for dogs to bark constantly for 10 minutes, or unprovoked for 30 minutes on and off, to the disturbance of others. Dogs are barking during quiet hours in the central park area causing a "barkathon" that starts as early as 6 am nearly every morning until about 7:30 am. If your dog is a participant, please take appropriate actions to help reduce the "barkathon." The Humane Society suggests that good relationships with neighbors involves preventing and resolve barking issues.

**3. Cats & Chickens:** Koko Isle residents report that there is a black cat with white chest and a chicken roaming Koko Isle. If these are your pets, please secure them. Koko Isle is trying to capture these animals to turn over to the Humane Society. Please, note poultry including chickens and other animals which are prohibited by the Hawaii Department of Agriculture are prohibited on Koko Isle.

**Painting Project Update:** Reminder, our Paint Project started Aug. 15<sup>th</sup>, 2022. Please plan to repair all owner responsible projects before your scheduled date. Specifically, review all siding, deck and balcony railing and waterside deck aprons.

Thank you for the many residents who have updated their old non-compliant railing to the new standard!

See the resident manager for specifications for the approved balcony / deck railing design. Ropes are no longer allowed on Koko Isle railings as it does not conform to current Building Codes and therefore should be replaced. The Resident Manager and Building & Grounds Committee will inspect all railings and advise residents of those not in compliance. Also, inspect all trees and vegetation in your privacy areas that need trimming away from or removal from the building for painting.



Example of approved railing design.

**Approved Koko Isle Board Meeting Minutes:** Available in Resident Manager's Office.

## **Up Coming Events:**

**Labor Day** – September 5<sup>th</sup>, 2022, Monday Koko Isle Office will be Closed

**Koko Isle Board Meeting:** September 7<sup>th</sup>, 2022, Wednesday 6:00pm (via Zoom)

**Building & Grounds Committee Meeting:** TBD

See Water Conservation Notice On Back:

Distributed: 9/2/22

**Water Conversation:** Water resources in Hawaii are precious and limited. The State is on a conversation campaign, and we want to do our share to conserve.

As we all know, increases in water usage are counter to common environmental objectives. They also cost the Association more in monthly billings. Those costs are passed through to all owners via the monthly AOA fees. Thus, it is in the interest of all owners to conserve and manage water use.



To support conservation efforts, Koko Isle AOA will begin sending Water Conservation Notices directly to each unit in buildings where usage has been significantly different from the norm. The notice will identify the Purpose of the Program, the data history, and the results showing the usage and the amount of variance for that building. The notice will ask the residents' help in conserving and monitoring usage going forward. We will follow up by sending subsequent usage data back to the residents so they can see the results of their efforts.

**PROVEN RESULTS:** Our first notice campaign started with the July 20<sup>th</sup>, 2022, Billing, where the water bill reflected 444% higher than the previous 11 months. A notice went to all residents in that building on Aug. 8<sup>th</sup>, 2022, and by the Aug. 20<sup>th</sup>, 2022, Billing, the expense returned to 92% of the normal.

In the analysis provided above, the outreach reflected working with the 5 Units of that building. Because the targeted residents felt closer to the issue and solution, this focused, data-driven approach generated better results from a community engagement perspective.

In parallel with the targeted engagements, and to complement them, Koko Isle will provide usage information to the entire community as reported above. In addition to the standard Water Conservation Notice in our Board Shorts, we will also report our variance findings, actions taken, and resolutions, without identifying buildings or units.

The actions described above will be part of our community-wide water conservation program. We have the data, the ability to target buildings, and the resources to monitor and notify. We can reduce usage and costs by addressing anomalous patterns.

Thank you for your cooperation.

Koko Isle Management