



December 2020

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

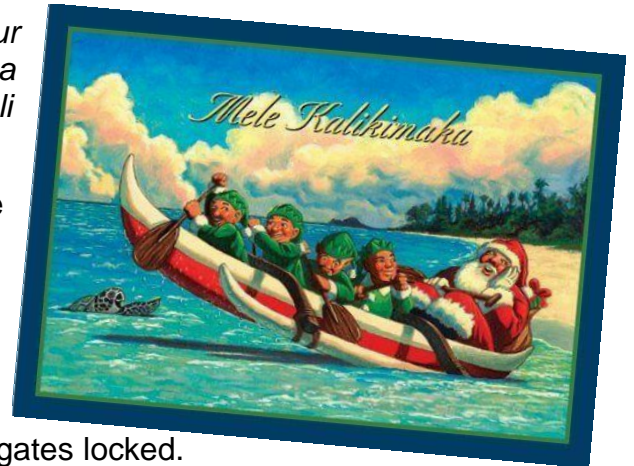
Board Shorts

**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. Mele Kalikimaka & Hauoli Makahiki Hou!*

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. We don't want to make it easy for thieves!



**COMMUNITY UPDATE:**

**Proposed Amendments to the Declaration and By-Laws:** On December 4th, 2020, Owners were provided a ballot where the Koko Isle Board of Directors asked for your consideration and vote on proposed amendments to our governing documents (Declaration and By-Laws). These amendments address two main issues: 1) Maintenance responsibility for additions, and 2) Docking areas for non-waterfront units. Included with the ballot is background information and the text of the proposed amendments to help you make your decision. **We ask that you submit this form no later than January 6, 2021.** If you have questions or need further information, please feel free to contact Mr. Sherwin Gasmen of Hawaiiana Management Company, Ltd. At (808) 593-6312 or by email at sherwing@hmcmgt.com.

**HOLIDAY SEASON COMMUNITY REMINDERS:**

- 1. Holiday Decorations:** The carport and adjacent walkway/planter & privacy area exteriors may be used for Christmas and/or New Year decorations between the dates of December 2<sup>nd</sup>, 2020 and January 10<sup>th</sup>, 2021. No decoration may cause any damage, be attached to any other common element structure, or be attached to any common element planting.
- 2. NO Fireworks on Koko Isle - Including Our Bridge Entrance:**  
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 persons responsible if they are tenants. Please observe our holiday rules so that all residents may have a happy, safe, and peaceful Holiday Season.

## Common House Rule violations:

As the Holiday Season approaches, we would like to remind everyone of our Koko Isle House Rules pertaining to "Quiet Enjoyment". These rules apply to all noise, grilling, and construction noise on Koko Isle that help us all enjoy a peaceful quiet neighborhood.

### 1. HOUSE RULES – PAGE 25 - QUIET ENJOYMENT

- a) *Nuisances of every kind and/or nature are prohibited.*
- b) *No person shall permit or cause any sound or noise, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort, or convenience of any other person.*
- c) *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 is restricted to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.***
- d) *No person shall permit or cause any smell or odor, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort, or convenience of any other person.*
- e) *No person shall engage in any conduct which poses an unreasonable risk of harm to any person or to any property, or which may unreasonably disturb any person's reasonable expectation of peace or quiet enjoyment of Koko Isle.*

### 3. Other common House Rules guests are not aware of:

- a) **The swimming pool and boat yard are closed to all guests and non-residents of Koko Isle.**
- b) **No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.**
- c) No over-night parking without a parking pass and please remind your guests to not park in "Reserved" parking stalls. Passes available at the Resident Manager's office.
- d) **Koko Isle is a residential community and short-term vacation rentals are prohibited.**

## Pet Reminders:

- 5. **Please Pick-Up your pet's waste!!!**
- 6. **Dogs:** We are receiving complaints of dog owners allowing their dogs to roam freely on Koko Isle. Please keep your pets on a leash.

*Koko Isle House Rules, Pg. 23, Pets, Para 2. Pets shall not be allowed out of a unit or on the common elements unless in the custody of the owner or responsible handler and kept on a leash or inside a carrier which provides continuous control of the pet at all times.*

### **PROJECTS IN PROCESS:**

**Paver Project:** Futura Stone of Hawaii LLC will continue paver work over the Holiday Season working on punch list items and the center pathway. There will be no work on Federal Holidays, however, there may be limited work during selected Saturdays. The next major area Units, 101 through 119, is expected to begin around the second week of Jan. 2021.

### **UP COMING PROJECTS:**

**Painting Project:** We plan to paint the exterior of all Koko Isle buildings beginning late Spring of 2021. Please plan to repair all owner responsible projects before then. Specifically, review all deck and balcony railing and waterside deck aprons. 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.

**Waterside Inspections:** In order to maintain the professional appearance of our community, we perform regular property inspections. We recently completed carport inspections that resulted in many complimentary reviews. Over the next two months, the Resident Manager and the Building & Grounds Committee will conduct waterside unit inspections. This will help residents prepare for painting our buildings in the spring.

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

### **Up Coming Events:**

**Christmas Day:**

Friday December 25<sup>th</sup>, 2020 - Koko Isle Office will be Closed

**New Year's Day:**

Friday January 1<sup>st</sup>, 2021- Koko Isle Office will be Closed

**Martin Luther King Day:**

January 18<sup>th</sup>, 2021- Koko Isle Office will be Closed

**Building & Grounds Committee Meeting:**

Thursday Jan. 7<sup>th</sup>, 2021 at 4:00 pm - (Zoom Meeting)

**Koko Isle Board Meeting:**

Monday, January 25, 2021 at 6:00 pm – (Zoom Meeting)



## **Home Security Tips From The Community Policing Team**

- Always lock all exterior doors and windows before leaving your house, even if it's for a short trip.
  - Make your home look occupied by leaving on lights and radios, and make it difficult to break in.
  - Always lock your garage doors and sheds.
  - Don't tempt a thief; store lawn mowers, mopeds/bicycles, surfboards or any valuables out of sight.
  - Trim your shrubbery around your home to reduce cover for burglars.
  - Install motion-sensitive lighting near doors and dark areas on your property to prevent concealment of intruders.
  - Never leave keys under doormats, flowerpots, mailboxes or other "secret" hiding places
    - burglars know where to look for hidden keys.
  - Never leave notes on your door such as "gone shopping".
  - Mark your valuables with our driver's license number or other personal identifiers with an engraver. Marked items are harder for a burglar to dispose of and easier for police to recover.
  - Keep a detailed inventory of your valuable possessions, including a description of the items, date of purchase and original value, and serial numbers, and keep a copy in a safe place away from home – this is a good precaution in case of fires or other disasters.
- Make a photographic or video record of valuable objects, heirlooms and antiques. Your insurance company can provide assistance in making and keeping your inventory.
- Install a safe for items such as cash, jewelry or firearms. All safes should be bolted down to the floor/foundation to prevent being taken.
  - Change locks immediately if your keys are lost or stolen.
  - When moving into a new home, have all locks changed.
  - Louvered windows are intended for ventilation, not security. The most common way burglars make entry into homes in Hawaii is the removal of louvers. Glue glass louvers or purchase locking clips to increase security.
  - Consider installing a burglar alarm system.
  - Dogs are good deterrents. Most intruders will avoid a house with a dog.
  - Be a good neighbor. If you notice anything suspicious in your neighborhood, call 911 immediately.
  - Form a Neighborhood Security Watch (NSW). We can help you work with your neighbors to improve security and reduce risk of burglaries and other crimes.

## **Keeping Safe While You Are At Home**

- Don't open your door to strangers, unexpected repair people or deliveries. Never allow a stranger into your home even for an emergency. If it's any emergency tell the stranger that you will make the call to police for them.
- Always ask for a company ID. Call the company or police to verify if you are suspicious.
- Don't give personal or financial information over the phone.
- Hang up on nuisance callers and report them to police.
- Have your Social Security or Pension Check deposited directly into your account.
- Keep money and securities in a bank.
- Mark all valuables with an ID number.
- Do laundry, shopping or errands in groups.
- Have your keys out and ready.
- Have the driver watch until you are inside.
- While working in the yard/garden outdoors, secure your front and back doors. Some burglars distract homeowners and make entry through another door.

Distributed 12/22/20