



December 2022

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!



HOLIDAY SEASON COMMUNITY REMINDERS:



1. **NO Fireworks on Koko Isle - Including Bridge Entrance and 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 persons 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 up to \$500.



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

**Annual “Festival of Light’s” Christmas Boat Parade – December 10th, 2022
Christmas Eve & Day – December 24th & 25th, 2022
New Year’s Eve & Day – December 31st, 2022 & January 1st, 2023**

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, 6 cars were towed from Koko Isle and from the bridge.

The number for our tow company is Tow Jams (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.

Below is a sample Boat Parade invitation note that you could use to keep your guests from getting frustrated in finding parking or worse getting towed.



Come early to find parking. Please park only in marked Visitor Stalls; Do not park on the grass or in reserved parking. And please do not park on the bridge. If no guest parking on Koko Isle, please find street parking off Koko Isle and walk in, please. Improperly parked cars will be towed.

HOLIDAY SEASON COMMUNITY REMINDERS:

- Holiday Season Decorations:** Holiday Season Decorations are allowed to be displayed from Friday, December 2nd, 2022, to Tuesday, January 10th, 2023. The carport and adjacent walkway/planter may be used for Christmas and/or New Year decorations. No decoration may cause any damage, be attached to any other common element structure, or be attached to any common element plantings.



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 & ornament 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@kokoisleaoo.com. Have your Christmas tree in your carport or grassy area in front of your unit on Monday January 9th, 2023, to Thursday January 12th, 2023, by noon.

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

- Nuisances of every kind and/or nature are prohibited.*
- 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.*
- In particular, the hours after 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.***
- 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.*
- 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:

- No over-night parking without a parking pass and please remind your guests not to park in "Reserved" parking stalls. Passes are available at the Resident Manager's office.
- Koko Isle is a residential community and short-term vacation rentals are prohibited.**

Non-Waterfront Unit Dock Leasing Meeting:

Interested in the next steps for the Docks fronting the Waterfront Park? There were two informational meetings held recently on Wednesday Nov. 23rd and Monday Nov. 28th. These meetings were open to all Dock Committee Members, all owners on the wait list for docks, and other interested owners. Please contact the Resident Manager for details or questions. More information to follow.

Purpose: To improve the appearance, functionality, and management of the dock area by replacing piecemeal dock emplacement with a cohesive, structurally sound, and appealing dock system as proposed by the Koko Isle Revitalization Plan.

Existing docks.



Rendering of a proposed finger dock system. >>>>



Club House Update: The Club House is open for reservations subject to follow up construction. If you would like to reserve the Koko Isle Club House contact the Koko Isle office for availability. Please keep in mind that reservations are not guaranteed due to ongoing construction waiting on supplies.

Painting Project Update: Reminder, our Paint Project continues. Please plan to repair all owner responsible projects before your scheduled date. Specifically, review all siding, deck and balcony railing and waterside deck aprons. Reminder, that rope type railings are no longer permitted by Building Code Requirements.

If you would like to get paint for touch up paint projects, the Resident can provide 1-gallon cans for your touch up use.

If want for more than touch up for larger projects, here are the colors from the Sherwin Williams Store at 2733 South King Street, Honolulu, Hi 96826, phone: 808-947-8449.

The Koko Isle colors are:

SW7647 - Crushed Ice
SW7650 - Ellie Gray

SW7048 - Urbane Bronze
SW7757 - High Reflective White

Thank you to the many residents who have replaced 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 they do 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:

NEW – Koko Isle Board Minutes are now available on the Koko Isle Website “Frontsteps” under the Internal Folder and as always in the Resident Manager’s Office.

Rumor Mill or Coconut Wireless: Please do not spread or repeat rumors regarding Board of Directors discussions. **Get the facts!** Ask the Resident Manager, Committee Chairs, or a Board Member. Attend meetings and read the Koko Isle Board Meeting Minutes, which are available in the Resident Manager’s Office and now on our website, FrontSteps. Negative and inaccurate rumors hurt our Community Ohana and trust. Your Board works very hard on difficult issues and appreciates positive engagement and feedback from the community

Up Coming Events:

Christmas Day Observed: Monday December 26th, 2022 – Koko Isle Office will be Closed

New Year’s Day Observed: Monday January 2nd, 2023 – Koko Isle Office will be Closed

Building & Grounds Committee Meeting: Tuesday December 13th, 2022, 6:00pm

Koko Isle Board Meeting: Wednesday January 4th, 2023, 6:00pm

Koko Isle Board Meeting: Thursday February 16th, 2023, 6:00pm

Distributed: 12/8/2022

Water Conversation Campaign 2022:

Koko Isle water usage update for the last 6 months. Koko Isle should be proud of our water conservation efforts. When comparing the last 3 months bills (Sept, Oct, Nov) to the previous 3 months bills (Jun, Jul, Aug), we reduced our water expenses by 19.4%. A savings of \$4,735 or \$1,578 per month.



Koko Isle Water Conservation Campaign 2022			
Billing Month	Total Water Charges	Water Usage Results	
Sept. to Nov. 2022	\$ 19,648.43	% Savings	-19.4%
		Total \$ Saved	\$4,735.63
Jun to Aug. 2022	\$ 24,384.06	\$ Savings Per Month	\$1,578.54

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

Our first notice campaign started with the July 20th, 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. 8th, 2022, and by the Aug. 20th, 2022, Billing, the expense returned to 92% of the normal.

The actions described above will continue to be part of our community-wide water conservation efforts.

Thank you for your cooperation.

Koko Isle Management