



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

# January 2023

# Board Shorts

## **COMMUNITY ADVISORY:**

Security Alert: A vehicle was broken into, and another vehicle was stolen on Koko Isle.

**Update:** Vehicle Tracker was able to locate the stolen vehicle & an arrest was made.

**Description:** These Incident Reports reflect that the car doors were unlocked - NOT LOCKED. Police reports were filed.

NO Signs of forced entry or damage to vehicles.

It appears that the ongoing opportunity of unlocked cars on Koko Isle attracts these thieves and invites them to return.

Our Neighborhood Security Watch Program Advisors Officer John Mau & Officer Ed Ho, provided an update reporting that there is a spike in UEMVs in District 7 (Hawaii Kai).

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

**If anyone sees anything suspicious DIAL 911 & report to the Police.**

Be A Good Friend and Neighbor Report ALL suspicious activity to Police.



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**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.

**Pet Notes / Reminder:**

**Roaming Cat on Koko Isle**



**Roaming Cat:** If this is your cat, please keep it from roaming free on Koko Isle. We received many reports in the last week of this black cat with a white chest & white paw roaming free. If you know who owns this cat, please contact the Koko Isle Office. Otherwise, we will begin trying to catch this cat.

**House Rules: Pets Page 23**

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. In some cases, at the discretion of the resident manager, a pet may be required to be restrained with a muzzle and leash.

**Please Pick-Up your pet's POOP!!!** We have reports of dog poop constantly left around the 600 block of our community. Violation fines will be enforced for violators.

**Dogs Barking:** We are receiving complaints of dogs barking continuously from court yards when left unattended or when owners are not home. As a reminder, it's against the law for a dog to bark constantly for 10 minutes, or unprovoked for 30 minutes on and off, to the disturbance of others.

The Humane Society recommends that a good relationship with neighbors helps to prevent and resolve barking issues. If you or your dog are new to Koko Isle, introduce neighbors to your dog and always invite neighbors to let you know if they have any concerns about your pet. A good rapport sets the stage to working out issues should they arise –especially since it's not uncommon for dogs to bark when their owners are not home.

**COMMUNITY UPDATE:**

**HOLIDAY SEASON COMMUNITY REMINDERS:**

1. **Holiday Season Decorations:** Holiday Season Decorations are allowed to be displayed from Friday, December 2<sup>nd</sup>, 2022, to Tuesday, January 10<sup>th</sup>, 2023. Please remove all holiday decorations accordingly.



**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.

**Painting Project Update:** Reminder, our Paint Project is 90% complete with only two buildings remaining. For the remaining units, please plan to repair owner responsible projects before your scheduled date. Specifically, review all siding, deck and balcony railing and waterside deck aprons.

**If you would like to get paint for touch up paint projects, the Resident Manager's Office have 1-gallon cans to loan for your touch up use. Please return the paint when your touch up project is complete.** The Koko Isle Office is not passing out free paint for residents to keep.

If you want more than 1-gallon for larger projects, here are the colors available 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

SW7048 - Urbane Bronze

SW7650 - Ellie Gray

SW7757 - High Reflective White

**Deck and Balcony Railing:** 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:**

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:**

**Koko Isle Board Meeting:** Thursday February 16<sup>th</sup>, 2023, 6:00pm

**President's Day:** Monday February 20<sup>th</sup>, 2023 – Koko Isle Office will be Closed.

**Koko Isle Board Meeting:** Wednesday March 22<sup>nd</sup>, 2023, 6:00pm

**Koko Isle Annual Meeting:** Tuesday March 28<sup>th</sup>, 2023, 5:00pm

## Unauthorized Bulk Item Dumping caught on Camera!

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

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



**We are currently completing the actions to pass two charges to violators for unauthorized dumping in December 2022. Charges for \$55 for a refrigerator and \$110 for construction and other materials along with a \$250 fine for each violation for dumping into the dumpsters.**

**House Rules: Page 26 – Paragraph:**

### **REFUSE PICKUP/BULK ITEMS**

6. Residents shall comply with the City's bulky item pickup rules and guidelines which require, among other things, that an appointment be scheduled for bulky item pickup. Residents shall schedule appointments with the City for bulky item pickup and shall give prior notification to the Resident Manager of any such appointment. Bulky items must be stored inside units until the evening before the scheduled pickup date. The Board may impose an immediate fine of \$250 for violation of this paragraph.

7. No refuse or any other item shall be placed in an Association dumpster except by prior arrangement with and according to the directions of the Resident Manager. Any additional cost incurred by the Association due to unauthorized items being placed in the dumpster may be charged to the violator, in addition to an immediate fine of \$250 which the Board may impose for violation of this paragraph.