



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

May 2022

Board Shorts

“Light Hawaii Blue”

Message to Our Fallen Men & Woman Police Officers:

For National Police Week, Koko Isle lit up our entrance park and clubhouse with blue lights to show our appreciation to all the fallen men & woman of our Law Enforcement Services and to say Mahalo for their service and sacrifice!

National Police week in Hawaii was May 15 to 22, 2022. The “Light Hawaii Blue” initiative began in 2019 and during National Police Week in 2022 they extended the recognition through the entire month of May.



Koko Isle Swimming Pool Temporarily Open During Construction



The Koko Isle Swimming Pool will be open this weekend for Memorial Day Weekend! The plan is for the pool to be open as much as we can during non-construction periods. Please check with the Resident Manager for pool operating days and hours and make sure pool users stay away from the construction areas as indicated by signs. For now, we can expect the pool to be open during normal operating hours from today May 27th, 2022, through Sunday June 5th, 2022. We expect our construction material that is being shipped in to start arriving around the week of June 6th, 2022.

Other Community Amenities:

Club House: Remains CLOSED for renovation.

Gym: Open for use.

Guest and Reserved Parking: 1 Guest Parking violation Ticket was issued in April 2022.

Homeowner's Notes:

Do you have the insurance coverage you need? Below is a very brief description of an important part of condo insurance coverages, HO6 Insurance Coverage. Please check with your insurance agent for more details and the proper coverage for your situation.

HO6 Insurance: All Owners Should have Proper HO6 Coverage

An HO6 policy is a homeowner's policy for condo unit owners. While the association does have a master policy to cover the buildings it will likely not be enough to make you whole if your unit is involved in a loss.

- The association's master policy will pay to repair the buildings to their "as-built" condition. "As-built" means that the policy will pay to repair the units with new materials of similar quality to what was originally conveyed back in 1980. If your unit has extensive upgrades your HO6 policy should cover the difference in cost between what it would take to repair your unit to its "as-built" condition and what it would take to repair your unit to its current upgraded condition.
- The association's policy has a \$25,000 water damage deductible. The board has the authority under HRS §514B-143 to assess the \$25,000 deductible to the unit where the loss originated. This type of assessment can be covered by HO6 policies, and the charge is usually nominal. Owners should consult with their insurance agents to ensure that they have proper coverage for this.
- If the unit next door's water heater fails (the flooding unit) and causes damage to the neighbor's unit who pays for the damage? If this happens both owners should report the incident to their respective HO6 companies. The association will report the incident to the master policy. The owner of the flooding unit will be assessed the first \$25,000 of water extraction bills and building damage (not including upgrades). The flooding unit's owner should have loss assessment coverage for this. The association's policy will pay for damage in excess of \$25,000. Each owner's respective HO6 policy will pay for their client's upgrades, contents, and loss of use.
- Loss of Use Coverage provided by HO6 policies can cover your hotel bill or loss of rental income if your unit can't be used due to a covered loss.

If you have insurance questions, Sue Savio from Insurance Associates can be reached at sue@insuringhawaii.com or 808-526-9271.

COMMUNITY UPDATE:

Painting Project: Reminder, we are scheduled to paint the exterior of all Koko Isle buildings around July 2022. Please plan to repair all owner responsible projects before then. Specifically, review all siding, 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.

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.

Let's do our part to conserve water: With three water wells shut down, the Honolulu Board of Water Supply is asking for voluntary water conservation practices by all Honolulu residents. See flyer at the end of this newsletter.

Board of Water Supply reports that the shortage is exacerbated more by the dry weather we are experiencing. The concern is that the summer period will further strain already short water supply.

The Board of Water seeking a 10% reduction in water usage. The Koko Isle Board is asking all Koko Isle Residents to do our share in helping achieve that goal. Let do what we can to reduce water usage.



Join Koko Isle Community Website FrontSteps: Koko Isle encourages every unit resident to register with the new Community Website FrontSteps through Hawaiiiana. This service-oriented website gives owners the ability to view account balances, make payments, and receive notices and bulletins from the AOA on Community issues. Owners can also view important Koko Isle Association Documents such as the Declarations, Bylaws, and the new Amendments

There is also a FREE App to use on your phone or pad! We have 50 Units signed up so far!!! To register for this service, simply fill out an online enrollment request form at ownerenrollment.hmcmtg.com. Once this form is submitted, you will receive an invitation via email to complete the enrollment process. Just follow the link and instructions provided in your email invitation.

For additional questions or assistance regarding the owner registration process, please visit www.hmcwebsupport.com. If you did not receive an email from kokoisle@kokoisleaoao.com to register for Frontsteps, check your spam or junk folder. Or email the Koko Isle Office at kokoisle@kokoisleaoao.com. We will be glad to help and surely hope that this service will provide you with an easy and convenient way to access the information you need!

Pet Notes / Reminder:

1. Please Pick-Up your pet's POOP!!! Please help keep Koko Isle clean, please report any violators.

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.

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

Up Coming Events:

Building & Grounds Committee Meeting: Wednesday June 15th, 2022, (Zoom Meeting)

Holiday Memorial Day – May 30th, 2022, Monday Koko Isle Office will be Closed

Koko Isle Board Meeting: June 27th, 2022, Monday 6:00pm (Zoom or In Person TBA)

Distributed: 5/27/22



Board of Water Supply

New WaterWisdom Program For Condominium Residents

Water is a finite resource, and cutting water usage is essential to ensure an adequate supply today and for future generations. We need to make wise water use a part of our daily routine.

WaterWisdom



Here are some easy ways to use less water:

- Shorten your shower by a minute to save water!
- Turn off your tap when brushing your teeth. This can save approximately 70 gallons of water per month.
- A leaking pipe outside your building or misdirected/ broken sprinkler wastes precious water. Report it immediately to your building manager. Remember, an apartment building is a community, and what impacts your building affects everyone.
- Fix drips and faucet leaks in your unit. Drips often go unreported since they seem small, but a constant drip can lead to a spike in water consumption, wasting more than 260 gallons of water a year.
- Use your washing machine with full loads only.
- Check for leaks. The most damaging leaks are silent and happen in water heaters, walls, and floors. They also can be destructive and expensive to fix.
- Inspect bathroom fixtures for leaks. A faulty toilet flapper can waste as much as 200 gallons of water per hour.
- Wash fruits and vegetables in a pan or bowl of water instead of under running tap water.
- Use the water from any leftover ice to water your indoor plants.

