

July 2016



Board Shorts

Summer is here and we expect an increase in guests of Koko Isle Residents. Please remember to advise your guests on Koko Isle House Rules and safety requirements.

Most common rules guests are not aware of:

- a. No overnight parking without a parking pass. Passes are available at the Resident Manager's office.
- b. No food or drinks or toys allowed in the swimming pool area.
- c. The Swimming Pool area gate needs a key and shall only be opened to enter the pool area and shall be left closed and locked at all other times.
- d. Guest usage of the pool, Sauna and Exercise room is limited to seven guests per unit.
- e. Requests to reserve the Upstairs of the Clubhouse for a private function shall be directed to the Resident Manager. The Swimming Pool and downstairs facilities are not included in the reservation and are closed to the private function.
- f. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- g. All pets must be walked on a leash under your control.
- h. No diving or swimming off the Koko Isle Boat Dock.
- i. No riding bikes on Center Park Foot Path.

With more people on the island, let's increase our awareness with the following safety tips that we can do right now to protect our neighbors and ourselves:

1. Introduce yourself and get to know your immediate neighbors and their vehicles;
2. Take common sense precautions to protect yourself, family and valuables. Examples below:
 - a. Lock all downstairs doors and sliders when no one is home;
 - b. Lock gated Privacy Areas from the inside at all times;
 - c. Keep vehicles locked at all times;
 - d. Store valuables in a safe bolted to the floor;
 - e. Inventory and fully describe valuables (jewelry, coins, etc.) Pictures will greatly assist any reports for insurance purposes.
 - f. Keep carport lights on during hours of darkness;
 - g. Do not allow strangers into your apartment FOR ANY REASON.
 - h. Call 911 for all suspicious activity. Notify the Resident Manager with an incident report.

Maintenance Updates:

Fencing Project: The Fence Project update is outlined below:

- a. Phase 2 & 3 is complete - Installation of carport and swimming pool fences.
- b. Phase 4 installation of interior unit courtyards are in process with the following units completed in June:
 - i. Building # 14: Units 801, 803, 805, 807, 809, 811, 815, 817, 819, 821, and 823
 - ii. Building # 22: Units 808,810,814, 816,818, and 820
 - iii. Building # 15: Units 901, 903, 905, and 907
 - iv. Building # 23: Units 902, 904, 906, and 908

- v. Building # 16: Units 909, 911, 915, and 917
- vi. Building # 1: Units 101, 103, and 105

- c. Phase 4 installation of interior unit courtyards continue with Buildings # 2, 7, 8, 9, 10, 11, and 12 and punch list items from previous units are scheduled for July. This should complete the interior unit courtyards other than units with gates only, which will continue into August with the Waterside unit decks.
- d. As a result of access difficulties and technical engineering challenges associated with the water side decks, we decided to change our strategy to finish all the courtyards around the island first then finish up with waterside decks to start in July and Aug.
- e. Due to lock mechanism specification problems, our locks will be installed with a two sided lock system. Once our thumbscrew mechanisms arrive, we will change out all lock cylinders and re-issue you replacement keys. The new mechanisms will have keys on the outside and thumbscrew/knob on the inside.

Delays continue to be few, mostly units not removing plants, construction, or personal items connected to the fence panels. This includes all electrical, plumbing, and courtyard fencing. So as a reminder, in preparation for your project, please keep clearing the area around your grape stake fencing, removing any obstacles that could delay the work.

The Resident Manager will continue conducting site inspections with each resident prior to construction just prior to your scheduled courtyard construction date. During this site inspection, residents will have the opportunity to request quotes from Best Vinyl or our construction contractors for privacy area projects you would like done such as replacing current trash enclosures or dividers or adding enclosures. Please remember, you still need to submit a Project Request Form for any new construction.

For your information and use, the Contractors working on Koko Isle Projects are listed below and will be around Koko Isle for the next few months. Their contact numbers are provided only for your private independent work requests.

- a. Fencing: Best Vinyl Fencing, Med Batoon, 808-386-9945.
- b. Electrician: Fox Electric, Martin Schmieder, 808-778-5743.
- c. Tree Trimming: Island Quality Landscaping, Tom Emelio, 808-384-8555.
- d. Landscape Maintenance: Landscape Hawaii, Inc., 808- 836-5332.
- e. Rainbow Roof Maintenance Co. Inc, 808-842-0488.
- f. Futura Stone of Hawaii, 808-841-7433.
- g. Plumbing: Kama Hele Plumbing & Gas LLC, Fredrick "Rick" Sacca, 808-861-6443.

Parking Apron Update: Futura Stone of Hawaii started installing Pavers to replace our asphalt Guest Parking Aprons on Monday, May, 23rd, 2016 and have completed all the parking aprons around the community. The final project is the Guest Parking lot for the Club House which started on Tuesday July 5th and is expected to be complete by July, 30th 2016. We will install pavers on the sidewalk to the Club House in September!

Pitched Roof Inspection: Please be aware that we are continuing our efforts to repair our 2nd story pitched roofs. As a result, we will be climbing on the roofs around the community over the next month to complete inspections of each building. Please do not be alarmed if you see inspectors on the roofs. If you have any doubt, please call the Resident Manager.

Coconut Tree Trimming: It's that time of year when we need to trim our coconut trees. The contractor is scheduled for July 18th, 2016 to July 22nd, 2016. Please be aware that trucks and other equipment will be parked on the road so please drive with caution. Island Quality, our contractor will also cut your trees, you can call them directly at 384-8555 to schedule an evaluation and quote.

Pest Control: Hoxie Termite & Pest Control, our pest control servicer just finished its quarterly service. Please let us know if you continue to observe pests around your buildings. As you recall, they offer our residents a special fee to service your private residential areas for \$89.01. To schedule a service call 808-262-5321.

Neighborhood Rules & Safety Awareness: In April, 3 Green Parking Violation Notices were issued. Please remind guests of our Koko Isle parking rules and obtain appropriate guest passes as needed. Passes are available at the RM's Office. Cars illegally parked in Reserved Parking Stalls will be towed immediately.

Cars Towed: 2 cars were towed for parking in a reserved parking stall in June. On Koko Isle, we have 19 Reserved parking stalls. It costs \$250 cash to recover your vehicle. Please remind your guest(s) to park in visitor's stalls.

Below is a list of last month's most commonly violated House Rules:

No Skateboarding: Reminder on House Rules page 30 - g) Skateboarding, skating, wave boarding or using other such devices on any portion of the common elements is prohibited.

Dog Poop Pick Up: Please pick up after your dog.

Up Coming Events:

Bulk Pick Up: Wednesday, July 27th, 2016.

Next Board Meeting: Monday, August 8th, 2016 at 6:30pm at the Club House.

Community BBQ & Pot Luck: Saturday day Aug. 13th, 2016 at the Club House at 5:00 pm.