



June 2016

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts



Happy Independence Day!!:

4th of July Celebrations and Summer Fun: We wish everyone a safe and fun 4th of July Holiday and Summer experience! To help everyone enjoy the facilities around our wonderful community, we would like to remind everyone of a few House Rules that help ensure that we all have safe and fun experiences.

Use of Premises, page 28, para. 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.

Swimming Pool, page 11, para g: Due to safety concerns food, beverages (with the exception of water), alcohol and glassware are prohibited in the pool area. Any food, beverage, glass or other items that enter the pool may require the pool to be closed for cleaning;

Again Thank You for your cooperation and consideration!

Maintenance Updates:

Fencing Project: *The Fence Project update is outlined below:*

a. Fencing Update:

- a. Phase 2 is complete - Installation of single wall applications in carports.
- b. Phase 3 is complete - Installation of Swimming Pool Fence.
- c. Phase 4 installation of interior unit courtyards are in process with the following units completed in May:
 - i. Building # 17: Units 202, 204, 206, 208, 210, 212, 214, 216, and 218;
 - ii. Building # 5: Units 211, 215;
 - iii. Building # 6: Units 217, 219, & 221
 - iv. Building # 18: Units 402
 - v. Building # 19: Units 602, 608
 - vi. Building # 12: Units 607, 609, 611, 615, 617, 619, 621, & 623
 - vii. Building # 20: Units 610, 614, 616, 618, 620, & 622
 - viii. Building # 21: Units 704, 706, 708, 710
 - ix. Building # 13: Units 701, 703, 705, 707, 709, 711, 715, & 717
- d. Phase 4 installation of interior unit courtyards continue with units 401, 405, 212, and we are now working on building 14 & 22 consisting of units 801-823 series and buildings 15,16, and 23 consisting of units 901 – 917 are scheduled for June.
- e. Building #1 & 2 consisting of units 101 – 119 are scheduled for July – courtyards only.
- f. 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.
- g. 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 completed 5 parking aprons near units 419, 505, 602, 608, 801 and 808. They are expected to complete all parking aprons in July, 30th 2016.

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 the 2nd Week of July 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.

Neighborhood Rules & Safety Awareness: In April, 5 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. On Koko Isle, we have 19 Reserved parking stalls. It costs \$250 cash to recover your vehicle. Please have your guest(s) 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, waveboarding or using other such devices on any portion of the common elements is prohibited.

NO Food and NO Glass containers allowed in the swimming pool area. Also No small toys, please.

Up Coming Events:

Bulk Pick Up: Wednesday, June 22nd, 2016.

Koko Isle Office will be closed for Independence Day, Monday July 4th, 2016

Next Board Meeting: Monday, July 11th, 2016 at 6:30pm at the Club House.