



May 2017

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

Town Hall Meeting: A flyer on our Koko Isle Revitalization Plan 2017 Town Hall Meeting held on Thursday April 27th, 2017 is attached. We had a very successful Town Hall meeting with 64 attendees, representing 38 units! Thank you to all who attended and to everyone who contributed ideas and comments!

Community Maintenance – Window Air Conditioners: Please note that all window air conditioners require a Project Request Form approval before installation and that owners are responsible for the proper installation and maintenance of the AC unit. This includes appropriate appearance from the outside, where units shall present a clean, neat, uncluttered, and attractive appearance. We are asking that you look at your AC, be sure you have an approved PRF, it is properly installed, and that its appearance from the outside provides a clean and tidy appearance.

Community Maintenance – Waterside Docks and Deck Rails/Ropes: Please note that Ground floor decks/railings and second floor balcony decks and railings are owner responsibility to maintain in accordance with Association standards. Balconies, decks, and exteriors shall present a clean, neat, uncluttered, uniform and attractive appearance and shall not be used as general storage areas. Objects or things visible from the common elements or the marina determined to be unsightly may be asked to be corrected or removed. We are asking all waterside owners to look at your docks and decks and paint or maintain as needed and to remove all plants growing from under your decks that are visible from the waterside.

Community Notice: New Landscape Maintenance Team: Koko Isle has partnered with a new ground maintenance and landscape company. Hawaii Vista Masterscape, Inc. assumed grounds and landscape responsibility on Monday May 8th, 2017. They will assume the same Monday, Wednesday, and Friday schedule as the previous contract for landscape maintenance.

We would like to introduce our Lead Maintenance Persons, Mitch Emelio from Hawaii Vista Masterscape, Inc. Mitch will be on property daily conducting required operational and maintenance on our grounds, irrigation, and buildings.



PROJECTS IN PROCESS:

- a. Preparation for Roof Replacement: We are planning to start 2nd level pitched roof replacement around July 2017. In preparation for replacing the pitched roofs, owners can prepare in two major areas. First, those owners with Solar or PV equipment on the second floor pitched roofs are responsible to coordinate for the removal and re-install of your equipment to allow the AOAO to replace the roofing material. We are coordinating with the roofing company to provide PV & Solar services as needed. Secondly, those owners with storage in attics need to prepare to have stored items removed or covered to protect from exposure and dust/debris during the replacement process. More guidance on both these and other issues soon to follow.
- b. Storm drain repair and improvement: We are replacing the storm drains near the club house that support drainage for units in the 400 block. We expect these to be complete by the end of May.
- c. Pathway lights near the club house, boat yard, and guest parking are being reconnected and should also be done by the end of May.

Neighborhood Safety Awareness: With summer season upon us, we usually have an increase in visitors and 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 over-night parking without a parking pass. Passes available at the Resident Manager's office.
- b. No food, 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 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, waveboarding 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.

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, their guests, and their vehicles;
2. Take common sense precautions to protect yourself, family and valuables.
Examples:
 - a. Lock all downstairs doors and sliders.
 - 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. Inventory and fully describe valuables (jewelry, coins, etc.) Pictures will greatly assist any reports for insurance purposes.
 - e. Keep carport lights on during hours of darkness.
 - f. Do not allow strangers into your apartment FOR ANY REASON.
 - g. Call 911 for all suspicious activity. Notify the Resident Manager with an incident report.
3. **Community Notice – Vandalism Reported:** On or about Monday night May 8th, an avocado was thrown at and into a resident's unit. This is reported to be the 3rd incident. The police have been notified and are on the lookout. If you notice suspicious activity or know of information related to the incident, please contact the resident manager or call 911 to report.

Pet Notes / Reminder:

- h. **Please Pick-Up your pet's POOP!!!** We have noticed an increase dog poop around our community.
- i. Cats: We continue to receive many complaints about loose cats, entering neighbor's private courtyards and doing their "business" around other units. As a reminder cats or dogs are not to be let out of your privacy area to roam freely on the property.

Board Minutes:

Approved Koko Isle Board Meeting Minutes are available to view in Resident Manager's Office.

Up Coming Events:

Bulk Pick Up: Wednesday May 24th, 2017

Next Board Meeting: Monday June 12th, 2017 6:30pm

Holiday: Memorial Day May 29th, 2017 Office will be Closed