

**September 2016**



**Board Shorts**

**New Mail Boxes Have Arrived!** We will start to install the new mailboxes beginning today Sept. 14<sup>th</sup>, 2016. We will have a team of two installing the new mailboxes over the next two weeks. The mailboxes will be installed generally on the 4x4 posts outside carport areas on the sidewalk side of each unit. Please see the Resident Manager for any questions.

**Personal / Individual Unit Fence Projects:** As we described in the past, Best Vinyl will begin contacting owners to provide estimates for replacing the trash enclosures in your carport or any other projects you would like them to consider. Best Vinyl will contract you directly for these projects. They will provide a proposal for your consideration. They currently have a list of 43 Residents that have requested their services. If you would like work done or fencing material, please contact Med Batoon at 808-386-9945.

Please remember, you need to submit a Project Request Form (PRF) for any new construction. Note – the Building & Ground Committee is considering changing the guidance on dimensions for these trash enclosures to accommodate the 3 larger types of trash containers currently in use. You may want to consider waiting for the new guidance before updating your current enclosures or submitting a new PRF for one.

**Reminder - New Administrative / Payment Process:** The Koko Isle Resident Manager's Office can no longer accept payments for Association Maintenance fees, Reserved Parking Stall Rental, Boat Stall Rental or Kayak Rack Rental Fees.

Your payment options are:

1. Payment Coupons - You should have received payment coupons and envelopes from Associa Hawaii late last year for 2016. You can contact Joy Quirit at [JoyQ@associahawaii.com](mailto:JoyQ@associahawaii.com) and for replacement coupons.
3. Direct Debit: Direct Debit auto payment forms are available with Joy.
4. Lastly, you may go online and pay with a credit card or e-check. There is a nominal charge to you for this method of payment.

Any questions feel free to email Joy at [JoyQ@associahawaii.com](mailto:JoyQ@associahawaii.com).

## **PROJECTS IN PROCESS:**

### **1. 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 complete except for building 7 & 8, Units 301, 303, 305, 307, 309, and 311. These were scheduled to be completed in Sept. but have been moved to Oct due to weather delays.
- d. Final punch lists and building sign completions will also begin about Sept 12-30.

- e. Reminder - Due to lock mechanism specification problems, our locks will be installed with a two-sided key lock system. The thumbscrew mechanisms are expected arrive the week of 19 Sept. We will be changing out all lock cylinders and re-issuing you replacement keys over the next few weeks. The new mechanisms will have keys on the outside and thumbscrew/knob on the inside. Please be aware that the Best Vinyl team will be changing out your locks so please work with them in arranging access to your open gates.
- f. Delays often occur due to units not removing plants, construction, or personal items connected to old fence panels. This is especially critical on the waterside decks where we are faced with top and bottom side installation challenges. Please double check your waterside decks to remove obstructions that include all electrical, plumbing, and railing attached to the fencing and arrange to allow access below decks.
- g. As a result of access difficulties and technical engineering challenges associated with the water side decks and the pending storm weather, our scheduling plan delayed by two weeks and is extended into Oct. 2016.
- h. Phase 5: Waterside Units under construction.
  - i. Building # 14: Units 807,809,811, 815, 817, 819, 821, 823.
  - ii. Building # 15: Units 901, 903, 905, 907
  - iii. Building # 16: Units 909, 911, 915, 917 Delayed into 12 Sept due to weather.
  - iv. Building # 7 & 8: Units 301, 303, 305, 307, 309, and 311 Delayed to 3 Oct
  - v. Bldg #9: Units 401, 403, 405, 407, 409, 411, 415, 417, 419 Delayed to 17 Oct
  - vi. Building # 12: 611, 615, 617, 619, 621 Delayed to Oct 24
  - vii. Building # 13: 703, 705, 707, 709, and 711 Delayed to Oct 31.
  - viii. Building # 1: Units 101, 103, 105 Delayed to 7 Nov.

**2. Gutter Solutions:** Gutter solutions for both interior and waterside units are being completed by Commercial Roofing & Gutters.

**3. Parking Apron Update:** Paver Sidewalk in front Club House scheduled for 12 Sept. 2016 now scheduled for Oct. 3<sup>rd</sup> due to shipping delays and scheduling. Please note that the swimming pool could be closed during this construction.

#### **Preventative Maintenance:**

**Plumbing:** We recently reminded owners to that our Koko Isle plumbing, pipes, & fixtures are 47 years old and to please check on plumbing hardware to prevent accidental flooding. This is the owner responsibility to check all the plumbing pipes and fixtures in your unit. However, the Koko Isle AOAO will be taking a proactive approach to plumbing preventative maintenance. Over the next few months, we have Plumbing Contractors inspect units for potential risks and hazards. More guidance to follow.

**Neighborhood Rules & Safety Awareness:** In August, we issued 2 Green Parking Violation Notices and no cars were towed. Thank you, we do not like towing cars or awarding Green Stickers! 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.

Help your guests enjoy Koko Isle: 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 Tandem Parking.
- c. No food or drinks or toys allowed in the swimming pool area.
- d. 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.
- e. Guest usage of the pool, Sauna and Exercise room is limited to seven guests per unit.
- f. 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.
- g. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- h. All pets must be walked on a leash under your control.
- i. No riding bikes on Center Park Foot Path.
- j. Quiet hours are 10:00 p.m. through 8:00 a.m. nightly and midnight on Friday, Saturday and the night preceding a holiday.

### Neighborly News:

Congratulations to Lars Von Sydow who won the 2016 O'pen BIC World (sailing) Championships in France Jul 2016. Lars took first in the U19 (under 19) Division and second overall at the 2016 O'pen BIC World Championships The 2016 O'pen BIC World Championships was hosted by the ENVSN (National Sailing and Water Sports School) at Quiberon, Brittany, France. Lars was 1 of 4 sailors representing Hawaii Kai Boat Club and the USA at the World Championship. All HKBC/USA sailors were Top 20, with 3 of them being Top 10.



### Up Coming Events:

- a. **Bulk Pick Up:** Wednesday, Sept. 28<sup>th</sup>, 2016
- b. **Koko Isle Office will be closed for Discover's Day:** Office is closed October 10<sup>th</sup>, 2016
- c. **Next Board Meeting:** There will be No Koko Isle Board Meeting in October.
- d. **Community Garage Sale:** October 22<sup>nd</sup>, 2016, 8:00 am – 12:00 pm