



**August 2017**

**KokoIsle**  
ASSOCIATION OF APARTMENT OWNERS (AOAO)

**Board Shorts**

**Koko Isle House Rules May 2017:** Attached is the most current copy of your Koko Isle House Rules dated May 2017. The Association of Apartment Owners of Koko Isle adopted these house rules for the protection and security of owners and guests and to enhance the enjoyment of our island community. Please take some time to review the House Rules as they answer the most common questions and address neighborly considerations for a happy and safe community. Standard rules include policies on subletting, pets, noise, guest parking, maintenance responsibilities, quiet hours, and pool & club house rules are laid out to help improve our island community's quality of life. Updated items include guidance and rules on Security Devices and Boat Yard use.

**PROJECT IN PROCESS:**

- a. **Roof Replacement: M&R Roofing will start 2nd level pitched roof replacement around September 5<sup>th</sup>, 2017** beginning with Building # 16 (Units 909, 911, 915, 917) and expected to complete the entire project by May 4<sup>th</sup>, 2018. Owners can prepare in two major areas. First, those owners with Solar or PV equipment on the 2<sup>nd</sup> 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. Please coordinate with the Resident Manager before commencing any work on PV or Solar Panel removal. We have coordinated with the roofing company to provide PV & Solar services as needed unless you have a warranty relationship with your contractor or you decide to select your own contractor. Secondly, 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. Work activity will begin daily at 8:00 am and end at 5:00 pm. No work on Federal Holidays.
- c. Future schedules for remaining buildings, roofing installation & coordinating details will be provided by a separate Roofing Notice.

**NEIGHBORHOOD SAFETY AND AWARENESS:** Over the last few months we addressed community House Rules compliance in Plumbing Maintenance, Carport Storage, Window Air Conditioners, Window Coverings, and Trees touching and damaging our buildings. This month let's look at improving our House Rules compliance for Fire Safety.

**Fire Safety:** Fire Safety is important no matter where you call home.

- Three out of five home fire deaths result from fires in properties without working smoke alarms
- More than one-third (38 percent) of home fire deaths result from fires in which no smoke alarms are present.
- The risk of dying in a home fire is cut in half in homes with working smoke alarms.

Here in the Koko Isle community each of us has responsibilities for fire safety that will help minimize risks of fire damage to life and property.

Our Koko Isle House Rules require each home to contain at least one (1) working two 2 lb. dry chemical extinguisher located in or near the kitchen. In addition, each unit shall contain a sufficient number of working smoke/fire detectors as may be recommended by the Honolulu Fire Department or by another recognized authority.

The National Fire Protection Association (NFPA a recognized authority) recommends you install smoke alarms as follows:

- Inside each bedroom,
- Outside each sleeping area and
- On every level of the home - On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

If you need more information please feel free to reach out to the resident manager or the safety committee and we will be happy to assist you.

**Pool Safety:** Please remember the Koko Isle House Rules and safety requirements at the swimming pool.

1. 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.
2. Anyone entering the pool is required to shower first.
3. Guest usage of the pool is limited to seven guests per unit.
4. NO food, beverages (except for water), alcohol, or glassware allowed in pool area.
5. Infants and toddlers are required to use swim diapers.
6. No balls, toys, air mattresses, boogie boards, or Styrofoam equipment.
7. Pets are not allowed.
8. No jumping or diving into the pool from the handrails or fence; jumping or diving into the marina from the adjacent seawall or the clubhouse; running, pushing, screaming, yelling or engaging in "horseplay" or other dangerous behavior; using loud, lewd or offensive language or loud music; and No pets or smoking is allowed.

**Common House Rule violations are: Do Not Get Your Car Towed...**

- a. No over-night parking without a parking pass. Passes available at the Resident Manager's office. **1 car was towed** and 7 Green Stickers were issued in July.
- b. No Skateboarding, skating, wakeboarding or use of other such devices on any portion of the common elements are allowed.
- c. All pets must be walked on a leash under your control.

**Up Coming Events:**

**Holiday:** Monday September 4<sup>th</sup>, 2017 Office will be closed

**Next Board Meeting:** Monday September 11<sup>th</sup>, 2017 6:30pm

**Bulk Pick Up:** Wednesday September 27<sup>th</sup>, 2017

**Community Garage Sale:** Saturday Oct. 21, 2017 from 8am – 12pm

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