



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

November & December 2019

Board Shorts

Holiday Greetings from Your Board of Directors:

Mahalo for your support and Aloha over the last year! Our warmest wishes to all, for a Happy Holiday Season and a Healthy Prosperous New Year. Mele Kalikimaka & Hauoli Makahiki Hou!

Residents please keep closer eyes on children during the Holidays.

There tends to be more playing than normal in our neighborhood and close calls with cars. We ask drivers to be more careful and to watch for our Koko Isle keiki.

The holiday season tends to be a time when more thefts happen. Please be sure to keep your home, vehicles and gates locked. We don't want to make it easy for thieves!



COMMUNITY UPDATE:

As the Holiday Season approaches, we would like to remind everyone of our Koko Isle House Rules pertaining to "Quiet Enjoyment". These rules apply to all noise, grilling, and construction noise on Koko Isle that help us all enjoy a peaceful quiet neighborhood.

1. HOUSE RULES – PAGE 25 - QUIET ENJOYMENT

- a) *Nuisances of every kind and/or nature are prohibited.*
- b) *Criminal conduct and other violations of law of every kind and/or nature are prohibited.*
- c) *No person shall permit or cause any sound or noise, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort or convenience of any other person.*
- d) *In particular, the hours of 10:00 p.m. through 8:00 a.m. nightly shall be quiet hours; except that quiet hours shall begin on midnight on Friday, Saturday and the night preceding a holiday. **Noise associated with the maintenance, repair or remodeling of units, vehicles or boats shall be restricted to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.***
- e) *No person shall permit or cause any smell or odor, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort or convenience of any other person.*
- f) *No person shall engage in any conduct which poses an unreasonable risk of harm to any person or to any property, or which may unreasonably disturb any person's reasonable expectation of peace or quiet enjoyment of Koko Isle.*

2. **Please remember to advise your guests of Koko Isle House Rules and safety requirements at the swimming pool.**
 - a) Anyone entering the pool is required to shower first.
 - b) Persons with infectious or communicable diseases are not permitted in the pool.
 - c) Guest usage of the pool is limited to seven guests per unit.
 - d) **No food or beverages (except for water). Alcohol, and glassware are prohibited.**
 - e) Infants and toddlers are required to use swim diapers.
 - f) No balls, toys, air mattresses, boogie boards, or Styrofoam equipment.
 - g) Pets are not allowed.
3. **Other common House Rules guests are not aware of:**
 - a) No over-night parking without a parking pass and please remind your guests to not park in "Reserved" parking stalls. Passes available at the Resident Manager's office. No cars were towed, but 3 Green Stickers for parking violations were issued in November 2019.
 - b) 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.
 - c) No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
4. **Koko Isle is a residential community and short-term vacation rentals are prohibited.**

SEASONAL COMMUNITY UPDATE:

1. **Holiday Decorations:** The carport and adjacent walkway/planter & privacy area exteriors may be used for Christmas and/or New Year decorations between the dates of December 2nd, 2019 and January 10th, 2020. No decoration may cause any damage, be attached to any other common element structure or be attached to any common element planting.
2. **NO Fireworks on Koko Isle - Including Our Bridge Entrance:**
House Rules: USE OF PREMISES – Page 31, par.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. Please observe our holiday rules so that all residents may have a happy, safe and peaceful Holiday Season.
3. **Holiday Guest Parking:** To help ease, the current burden for guest parking, the Board has temporarily approved tandem parking for these dates only.

Hawaii Kai Annual Boat Parade – December 7th, 2019
Christmas Eve & Day – December 24th & 25th, 2019
New Year's Eve & Day – December 31st, 2019 & January 1st, 2020

Tandem parking will be allowed in front of your unit, as long as you DO NOT BLOCK your neighbors, ensuring that they have direct means of access and egress to their units.

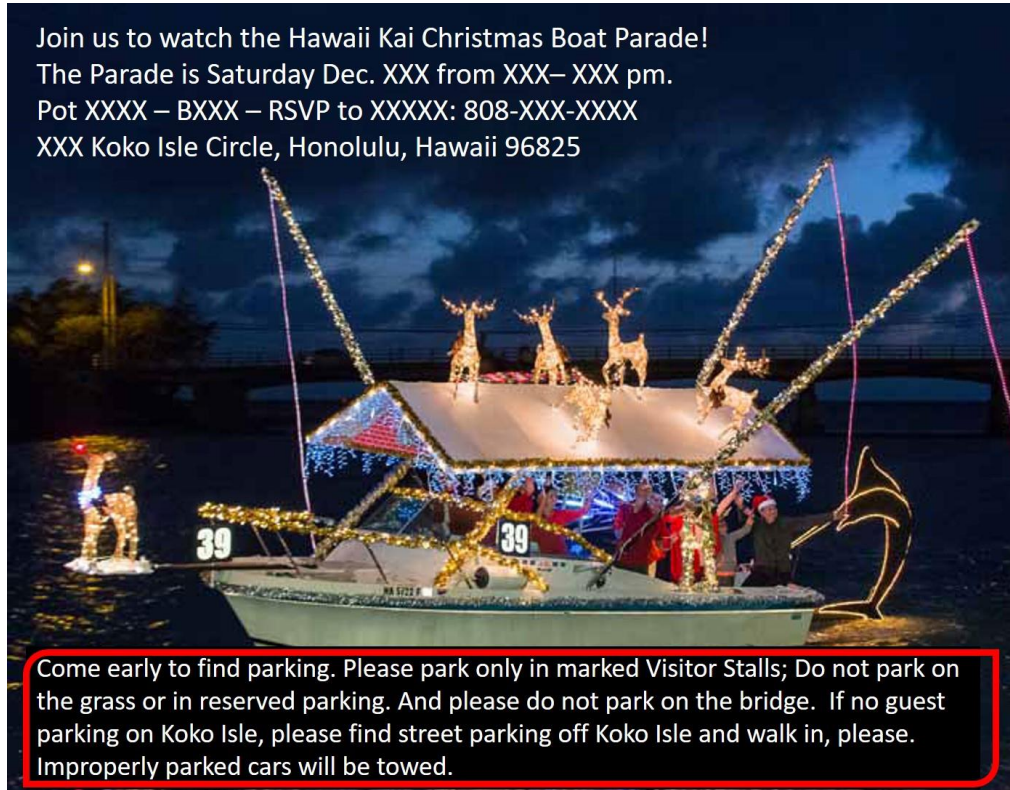
This is a reminder of the Parking Rules

No Parking on the bridge: "Cars will be towed"
No Parking on the grass: "Cars will be towed"
No Parking in "RESERVED" stalls: "Cars will be towed"

The number to our tow company is: **Tow Jams (808) 593-1993**. Please direct all guests to park across the bridge on public street parking and walk in if there is no available guest parking. The Tow Company will be "On Call" and patrolling Koko Isle.

315 Koko Isle Circle Honolulu, Hawaii 96825 (808) 395-3355

4. Below is a sample Boat Parade invitation that you could use to keep your guests from getting frustrated in finding parking or worse getting towed.



PROJECTS IN PROCESS:

Paver Project Update: Just completed are Units 809, 811, 815, and 817. Units currently under construction include Units 801, 803, 805, 807, 602, 604, and 606. The next units scheduled are not scheduled until January 2020. There will be minimal construction over the Holiday Christmas and New Year weeks. The contractor is scheduled to finish on schedule around the end April of 2020.

Masonry Work: Reminder, we are planning to re-paint the exterior of Koko Isle units in 2020. In preparation, we are conducting masonry repairs on concrete fences and walls around the property which are common elements. Please be aware that contractors will be working in and around your unit walls and fences. If you have any cracked or broken concrete fencing, walls, or wall caps, please report it to the Resident Manager's office and we will schedule it for repair. It would be great if you can email a picture of the area needing repair to kokoisle@kokoisleaao.com.

Approved Koko Isle Board Meeting Minutes: Available in Resident Manager's Office.

Up Coming Events:

Christmas Day Holiday: December 25th, 2019 Koko Isle Office will be Closed

New Year's Day Holiday: January 1st, 2020 Koko Isle Office will be Closed

Building & Grounds Committee Meeting: Wednesday, January 15th, 2020

Martin Luther King Day: January 20th, 2020 Koko Isle Office will be Closed

Board Meeting: Wednesday, January 22nd, 2020 Club House at 6:00pm

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