



January 2017

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

Happy New Year from Your Board of Directors: Mahalo for your support and Aloha over the last year! We accomplished many goals last year from our fencing, pavers, to plumbing inspections! We appreciate your patience and cooperation to help get these done.

Reminder for our Koko Isle AOAO Annual Meeting: The Annual Koko Isle Homeowners Meeting is scheduled for Monday March 20th, 2017 at 6:30 pm at the Koko Isle Club House. The agenda will include financial updates and state of the association. Four Board positions will expire this year. We are looking for community leaders to fill these positions. Please consider running for the Board of Directors if you are interested in contributing to the positive development of our Koko Isle community. The Board meets monthly on the 2nd Monday of each month for about 2-3 hours to conduct community affairs. Please submit your resume to the Resident Manager's office for consideration.

Neighborhood Rules & Safety Awareness: In December, we issued **2** Green Parking Violation Notices and towed no vehicles. Please remind guests of Koko Isle parking rules and obtain guest passes as needed. 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. Reminder: Resident and/or owner's private events or activities are limited to the respective privacy areas of their individual units and not allowed in any of the common or limited common elements. This includes no grilling or other private activities allowed in common or limited common elements.
- c. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- d. Reminder that 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. Reminder Quiet hours are 10:00 p.m. through 8:00 a.m. nightly and midnight on Friday, Saturday and the night preceding a holiday.
- f. Please report all suspicious people or activities to the Resident Manager or call the police. Residents have reported suspicious looking non-Koko Isle residents roaming on the property.

Koko Isle Safety Tip: Building fires are a significant risk in our Koko Isle community. Because of this it is important for you to take care of your smoke alarms so they can take care of you! If you have not replaced your smoke alarm in the past 10 years please make arrangements to do so as soon as possible. Have you recently checked that your smoke alarm is still working? A smoke alarm with a dead or missing battery is the same as having no smoke alarm at all. A smoke alarm only works when it is properly installed and regularly tested. Take care of your smoke alarms according to the manufacturer's instructions. Below are some general maintenance tips.

Smoke alarm that is hardwired into your home's electrical system

- Test the alarm monthly.
- Replace the backup battery at least once every year (twice a year is better).
- Replace the entire smoke alarm every 10 years.

Smoke alarm powered by a nine-volt battery

- Test the alarm monthly.
- Replace the batteries at least once every year (twice a year is better).
- Replace the entire smoke alarm every 10 years.

Smoke alarm powered by a 10-year lithium (or “long-life”) battery

- Test the alarm monthly.
- Since you cannot (and should not) replace the lithium battery, replace the entire smoke alarm according to the manufacturer's instructions.

For more can be found here: https://www.usfa.fema.gov/prevention/outreach/smoke_alarms.html#ans5

COMMUNITY UPDATE:

Maintenance Fees: We submitted an insurance claim for wind damage that happened a year ago and we are now waiting to hear exactly how much the insurance carrier will pay for this claim. As the claim amount will have a material effect on our financial position, the Board has decided to hold off on finalizing our Budget and Reserve Plan until we have this result. Once complete, the 2017 Budget and Reserve Plan will be mailed to owners along with payment coupons for those who are not on the Direct Debit Payment option.

Trash Pickup: 2017 Curbside Opala (Trash) Collection & Bulky Item Collection Calendar go to www.opala.org.

Pest Control: Hoxie Termite & Pest Control offers Koko Isle Residents a discounted price of \$83.77 including tax for General Pest Control Services for individual units. To schedule individual services, call 808-262-5321.

PROJECTS IN PROCESS:

- 1. Fencing Update:** Final punch lists and building inspections are in its final stages. The final inspection team will be knocking on your door to gain access to interior areas to inspect or leaving a notice that they had visited. This is the final inspections for the fencing. If you have any problems or questions on the fencing repair, please call the RM to report problems or discrepancies and we will be glad to address the issues.
- 2. Personal / Individual Unit Fence Projects:** Best Vinyl continues to contact owners to provide estimates for replacing trash enclosures in your carport or any other approved private projects. Please contact Ryan Aguda at 808-343-5956 for proposals. Remember, you need to submit a Project Request Form (PRF) for any new construction. **Deadline: Please note that all old grape stake fencing that can be seen from the road must be removed or replaced by March 31st 2017.**
- 3. Club House Sidewalk Pavers:** The sidewalk replacement in front of our Club House is underway! We are keeping the pool open as much as we can during construction. If the pool entry is blocked, you may enter the pool or clubhouse through the gym and men's restrooms using the pool key. If the men's restroom door is locked it may be in use. Please call the Resident Manager for questions or access.
- 4. Preventative Maintenance: Plumbing Inspections:** Kama Hele Plumbing completed their inspection of 123 of our 124 units. To schedule your plumbing repairs with Kama Hele Plumbing & Gas LLC, contact Toby at 808-724-2660 or email to: kamaheleplumbing.toby@gmail.com. We have replaced many old inoperable main gate valves but have many more to go. We will coordinate repairs by building to minimize water disruptions to residents. If you choose your own plumbers, please coordinate with the RM for the scheduled Board of Water shut off date.
- 5. Privacy Area Tree Trimming:** Thank you to all who worked hard to trim or remove trees to be compliant! There are now only 6 (down from 48) units with trees and plants touching the building, fencing, or roofs. We will continue to work with owners to comply. If you missed the opportunity to have Hawaii Vista Masterscapes cut your trees, you can call them at 384-8555 to schedule an evaluation and quote. See the House Rules Reminder: Page 29, TREES, PLANTS AND OTHER VEGETATION for more guidance.

Up Coming Events:

- a. Bulk Pick Up:** Wednesday January 25th, 2017
- b. Next Board Meeting:** Monday February 13th, 2017
- c. President's Day:** Holiday – Office will be Closed Monday February 20th, 2017
- d. Annual Meeting** – Monday March 20th, 2017 at 6:30 pm.