



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

January & February
2020

Board Shorts

Happy New Year from Your Board of Directors:

Mahalo for your support and Aloha over the last year! Last year, we focused on replacing the asphalt with pavers in our driveway and carport areas! The contractor completed 77 units in 2019 leaving only 30 units remaining for 2020. We appreciate your patience and cooperation in helping to get these done as we worked hard to limit construction stress throughout the community. For 2020, we are looking at replacing the Koko Isle street and pathway lights, replacing the pool and Club House furniture, replacing the railing and floors in the Club House, and starting the exterior painting process of the Koko Isle buildings!

COMMUNITY UPDATE:

Reminder for our Koko Isle AOAO Annual Meeting:

The Annual Koko Isle Homeowners Meeting is scheduled for Tuesday March 24th, 2020 at 6:00pm for registration and 6:30pm meeting call to order at the Koko Isle Club House. The agenda includes financial updates and state of the association.

The 2020 Koko Isle AOAO Board will have 4 vacant Board seats to fill. We are looking for community leaders to fill these seats. Please consider joining the Board of Directors if you are interested in contributing to the positive development of our community. The Board meets each month for about 2-3 hours to conduct community affairs. Please submit your resume to the Resident Manager's office or mail it to our Managing Agent: Sherwin Gasmen, Hawaiiiana Management Company, Pacific Park Plaza, Suite 700, 711 Kapiolani Blvd, Honolulu, Hawaii 96813. If you have any questions, please feel free to call or drop by the office and the Resident Manager will be glad to review the business and answer any questions.

Please note: The Annual Meeting attendance and Board Positions are for Koko Isle Unit owners only.

NEIGHBORHOOD SAFETY AND AWARENESS:



Recently on Koko Isle Circle:

Please be on the alert. A resident noticed this car slowly driving by a neighbor's carport and appeared to be taking pictures of the carports. He took a picture of the car and as soon as the driver noticed that they were being watched, they sped away. Thank you to the concerned resident who took the photo and notified the Koko Isle Resident Manager's Office and the Police. Could it be an appraiser or a Realtor scoping out the area for a client? Possibly. However, we need to stay vigilant. If you see any suspicious activities, please do not approach for your safety. Call 911. We

want to remind everyone to lock their vehicles and fence/gate doors. Get to know your neighbors and be aware of your surroundings, working together we can all help reduce crime on Koko Isle. Volunteer to join the Koko Isle Neighborhood Security Watch team to help fight crime!

For more information on NSW, please contact, Kellie Tagami (Asst RM) 808-395-3355 or kokoisle@kokoisleaoao.com Koko Isle Office or Wendy Oshiro Dinnocenti (Social Committee Member) wendy.oshiro.d@gmail.com.

Guest Parking: Over the Holiday Season, we towed 3 cars and issued 3 unauthorized parking stickers. Please remind your guests that there is no over-night parking without a parking pass. Passes available at the Resident Manager's office.

Pet Notes / Reminder:

- 1- **Please Pick-Up your pet's POOP!!!** We have noticed an increase in dog poop around our community and have recently fined a resident for violations.
- 2- **Dogs:** We are receiving complaints of dogs barking continuously from court yards when left unattended or when owners are not home. As a reminder, it's against the law for a dog to bark constantly for 10 minutes, or unprovoked for 30 minutes on and off, to the disturbance of others. The Humane Society recommends that a good relationship with neighbors helps to prevent and resolve barking issues. If you or your dog are new to Koko Isle, introduce neighbors to your dog and always invite neighbors to let you know if they have any concerns about your pet. A good rapport sets the stage to working out issues should they arise – especially since it's not uncommon for dogs to bark when their owners are not home.

REFUSE PICKUP/BULK ITEMS – House Rules Page 26

1. Unit refuse shall be placed in the City and County containers assigned to each unit and must be kept in the back part of the carport area.
2. No unit refuse shall be placed outside of a unit except within said container, which shall not be filled beyond its capacity.
3. The unit container shall not be placed on the common elements except on the morning of a pick-up day, and the unit container shall be removed from the common elements by dusk of the same day unless otherwise determined by the Resident Manager.
4. All unit garbage must be adequately and securely wrapped and/or bagged in a manner which will minimize odors and sanitation problems, to the maximum extent practicable. Wet garbage and pet trash (sand, litter paper, solid waste, etc.) in particular shall be especially well-wrapped and/or bagged.
5. No toxic, hazardous or flammable waste, materials or things of any kind or nature whatsoever shall be placed in trash containers at Koko Isle. This includes, but is not limited to paint, thinner, solvents, gasoline and the like.
6. Bulk items shall not be placed on the common elements, except by prior arrangement with, and according to the directions, of the Resident Manager. Bulk items include, but are not limited to, any item that would not be picked up during once-a-month pick up, such as appliances or furniture. Bulk items must be stored inside units until the evening before the scheduled pickup date. It is a violation to leave bulk items outside too early. The Board may impose an immediate fine of \$250 for this violation.
7. **No refuse or any other item shall be placed in an Association dumpster except by prior arrangement with and according to the directions of the Resident Manager.**

“Dumpster Area is Monitored by Surveillance Cameras”

Bulk Pick Up: Starting September 2019 each individual unit/resident will make their own appointment for Bulky Item pick-up. Go to www.Opala.org for instructions and to make your appointments.

*If you do not have a computer or online access, we can help you make an appointment in the Resident Managers office.

PROJECTS IN PROCESS:

Christmas Tree Mulch: This year our landscape contractor, Hawaii Vista Masterscape voluntarily mulched about 22 Christmas Trees and we again placed the mulch around the Club House and other landscape areas.

Paver Project Update: Just completed are Units 602,604 & 606. Units currently under construction include Units 701, 703, 705 & 707. The next units scheduled are not scheduled until February 2020. The contractor is scheduled to finish on schedule around the end May of 2020.

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

Up Coming Events:

President's Day:

Monday February 17th, 2020
Koko Isle Office will be Closed

Building & Grounds Committee Meeting:

Wednesday February 19th, 2020 at 4:00pm

Save the Date: Community Meeting:

Wednesday February 26th, 2020 at 6:30pm
To Be Confirmed

Koko Isle AOA Board Meeting:

Wednesday March 4th, 2020 Koko Isle Club House at 6:00pm



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