

July 2015



Board Shorts

Board of Directors Vacancy

Johanna Mason, Board Director, resigned from the Koko Isle AOA Board on July 13th, 2015. This leaves an open seat available for the Board to appoint a replacement prior to the next Annual Meeting. The board would like to solicit nominees to fill this vacant position. We are looking for volunteers who would like to contribute to improving our community. Please apply or submit your nomination to the Resident Manager by Wednesday, Aug. 5th, 2015. The board expects to make its appointment at the next Board Meeting scheduled for Monday, Aug. 10th, 2015. Thank you to Johanna for all her hard work over the years!

Registration Forms

Thank you to all who have turned in the Registration forms. We are still missing many Registrations and would appreciate all units to submit as soon as you can. If you need a Registration form, you can pick one up at the Resident Manager's office or we could email a copy or drop one in your Koko Isle mail box.

Road Repair on Anapalau Street

Road repair will continue on Anapalau Street through Wednesday, Aug. 29th, 2015. We understand cars will be towed during the construction period and we were advised that parking is allowed on other streets. We also understand that towing rules may be changing and will be enforced. It is the car owner's responsibility to understand these new rules and comply accordingly. If you parked your extra vehicle out on the street, you will need a parking pass to park on Koko Isle. Please see the Resident Manager for Parking Passes.

Fencing Project

The Fencing Committee reports it is settling its final contracting issue. Again, in preparation for the project, please start looking at your grape stake fencing and identify any obstacles that could interfere with or delay the installation. We will be notifying residents soon who may have plants or construction that will need to be removed prior to installation.

Save the Date: Saturday, Aug 15th, 2015, 5:00 pm, Koko Isle Pool Party and BBQ Potluck.

Maintenance Updates

Irrigation System: We continue to improve our irrigation system by eliminating leaking and dysfunctional lines. Our systems are up and grounds are being watered on a better schedule than previously established. We are certifying the appropriate repairs on leaking lines and will be closing up the ground soon. We appreciate your patience.

Boat Yard: The Boat yard leak is also resolved and we also expect to close up that hole this month.

Roof Maintenance: Our roof contractor, Rainbow Roof Inc. replaced 12 gravel roofs and is closing out its last two roofs this week. 2015 Reserve Roof repairs will then be complete. We will evaluate 2016 Reserve Roof repairs in Nov. 2015 where we expect to schedule the removal the last of our gravel roofs.

Carport Inspection July 8th, 2015: We are happy to report that we had great results on our Carport Inspection Day. We noticed so many improvements in carport appearance and cleanliness that it was impressive enough that we wanted to share the results with community and Thank Everyone for making the effort to make our community so much nicer! Carports were swept clean, trash bins moved to back area of carports, trailers straightened out, enclosures tidied up and many items improperly stored in carports were removed. Again Thank You!

QUIET ENJOYMENT

Last month, we continued receiving complaints on noise violations from excessively loud televisions, loud playing in common areas, and loud vehicles. Please help us promote the quiet enjoyment of our community.

Our House Rules reflect that:

1. Nuisances of every kind and/or nature are prohibited.
2. 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.
3. 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.
4. 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.
5. 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.

Neighborhood Safety Awareness

Summer is here and we have an increase in visitors and guests of Koko Isle Residents. Please remember to advise your guests on Koko Isle House Rules and safety requirements.

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 food or drinks or toys allowed in the swimming pool area.
- c. 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.
- d. Guest usage of the pool, Sauna and Exercise room is limited to seven guests per unit.
- e. 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.
- f. No Skateboarding, skating, waveboarding or use of other such devices on any portion of the common elements are allowed.
- g. All pets must be walked on a leash under your control.
- h. NEW – No diving or swimming off the Koko Isle Boat Dock.**
- i. NEW – No riding bikes on Center Park Foot Path.**

With more people on the island, let's increase our awareness with the following safety tips that we can do right now to protect our neighbors and ourselves:

1. Introduce yourself and get to know your immediate neighbors and their vehicles;
2. Take common sense precautions to protect yourself, family and valuables. Examples below:
 - a. Lock all downstairs doors and sliders when no one is home;
 - b. Lock gated Privacy Areas from the inside at all times;
 - c. Keep vehicles locked at all times;
 - d. Store valuables in a safe bolted to the floor;
 - e. Inventory and fully describe valuables (jewelry, coins, etc.) Pictures will greatly assist any reports for insurance purposes.
 - f. Keep carport lights on during hours of darkness;
 - g. Do not allow strangers into your apartment FOR ANY REASON.
 - h. Call 911 for all suspicious activity. Notify the Resident Manager with an incident report.