



June 2018

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

New Managing Agent: Hawaiiana Management Company, Ltd.

Hawaiiana Management Company became our new managing agent on June 1st, 2018. Hawaiiana is one of the oldest and most reputable Property Management Companies in Hawaii, presently providing services to more than 700 Community Associations. You should have all received a Welcome letter from Hawaiiana Management Company, Ltd. dated May 31, 2018.

Rocksford Takamatsu will serve as your Management Executive and can be reached at (808) 593-6362 or by e-mail at Rocksford@hmcmtg.com. If you have any questions concerning your individual account, please contact Sonny James Arana, your accountant, at (808) 593-6853 e-mail at sonna@hmcmtg.com.

PROJECTS IN PROCESS:

- a. **Roof Replacement:** M&R Roofing has completed the roofs on 116 of 118 (98%) units scheduled. On March 23rd, 2018, we distributed the “**2nd Story Roof Replacement Schedule 2018 (Revision #3)**” that outlines important information and an updated schedule for completing the remaining units which due to weather delays is planned to be around July 27th, 2018. The Club House is scheduled for July 9th through July 13th, 2018. Please note that the swimming pool will be closed during that period (July 9th through July 13th) until 4:30 pm while the roof is being replaced. Note: dates are subject to change due to weather or other unforeseen situations.
- b. **Paver Project:** The Paver Project is on the calendar! Pavers are ordered, and we are now estimating a late July 30th, 2018 start for installation. We will also be coordinating sewer and storm drain inspections and repairs as needed. More information to come later.

COMMUNITY UPDATE:

Coconut Tree Trimming & Monkey Pod Tree Removal: It's that time of year when we need to trim our coconut trees. The contractor is scheduled for the Week of July 9th, 2018 to July 13th, 2018 (weather permitting). The large Monkey Pod tree in the 500 block will also be removed because it's size, root system, and ongoing maintenance costs have become more of a liability than a benefit. It will be replaced with an attractive, safer and less root invasive species. Please be aware that trucks and other equipment will be parked on the road so please drive with caution. Hawaii Vista Masterscape is our contractor that will be trimming our Coconut trees and removing the Monkey Pod tree. ***If you have trees in your privacy area that you would like or need trimmed or removed, you can call Tom Emilio directly at 808-384-8555 to schedule an evaluation and quote.

NEIGHBORHOOD SAFETY AND AWARENESS:

With summer season upon us, we've seen an increase in guests of Koko Isle Residents. Please remember to advise your guests of Koko Isle House Rules and safety requirements at the swimming pool.

1. Anyone entering the pool is required to shower first.
2. Persons with infectious or communicable diseases are not permitted in the pool.
3. Guest usage of the pool is limited to seven guests per unit.
4. **No food or beverages (except for water). Alcohol, and glassware are prohibited.**
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.

Other common House Rules guests are not aware of:

- a. No over-night parking without a parking pass. Passes available at the Resident Manager's office.
- 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. 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.
- d. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- e. All pets must be walked on a leash under your control.

Sewer Pipe Maintenance: Helpful Hints to protect your sewer lines from backing up. Our sewer lines are 50 years old and can easily get clogged, so with proper preventive care we can stop many mishaps.

1. DO NOT flush diapers down the toilet
2. DO NOT flush any flammable or hazardous materials down the toilet. It is not only damaging to the sanitary sewer system, it may be dangerous and illegal.
3. DO NOT put "flushable" paper products (such as moist wipes) in the toilet other than toilet paper. They do not deteriorate like toilet paper and we have had problems with these despite the products claiming they are safe.
4. DO NOT flush feminine hygiene products down the drain
5. Always wipe down greasy pots and pans with a paper towel and dispose of it in the garbage
6. Pour cooled oil, fats and grease into a can with a lid and dispose of it in the garbage

Common House Rule violations are:

- a. No over-night parking without a parking pass. Passes available at the Resident Manager's office.
**Great Job in May & June – No cars were towed but we issued 5 Green Stickers.
Please Do Not Get Your Car Towed.**

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

Up Coming Events:

Holiday: Memorial Day: July 4th, 2018 Koko Isle Office will be Closed

Next Board Meeting: Thursday July 9th, 2018 6:30pm

Bulk Pick Up: Wednesday July 25th, 2018

Next Building & Grounds Committee Meeting: Aug. 2nd, 2018