



**June 2017**

**KokoIsle**  
ASSOCIATION OF APARTMENT OWNERS (AOAO)

**Board Shorts**

**Town Hall Meeting:** The 2<sup>nd</sup> Koko Isle Revitalization Plan 2017 Town Hall Meeting will be held on Thursday June 22<sup>nd</sup>, 2017 at 6:00 pm. Architects Hawaii has prepared a preliminary concepts presentation to share with the community. This is an opportunity for the Koko Isle owners to see the ideas being generated that will begin to achieve the community's revitalization goals. It's also a chance for the community to provide additional feedback to help refine the information for the design team and the Koko Isle Board of Directors to help make informed, coordinated decisions that address what's important to the owners of Koko Isle. We look forward to another great turnout and a very productive evening. Please RSVP to Koko Isle Resident Manager's Office by email, phone, or drop by the office.

**Board of Directors Update for the remainder of 2017:**

Robin Jones, our Koko Isle AOA President resigned at the June 12<sup>th</sup> Board Meeting. The Board nominated and appointed Greg Mau, our current Treasurer as the new President and Doug Seifers as the new Treasurer to replace Greg. We welcome our new Board President and Treasurer and wish them the best!

Please join me in extending a big Mahalo to Robin for her years of hard work and exceptional leadership as a Board Member and as President of the Koko Isle AOA. We also want to bid her a warm Aloha as they move to their new home! We Thank Robin and all Board Members for volunteering and committing their time to improving the community of Koko Isle.

**Community Maintenance:** As we continue to improve our Koko Isle maintenance and appearance, we announced in the May Board Shorts that we are now looking at waterside views and window air conditioner installations. We thank all owners who cleaned up their waterside decks, removed vegetation from under those decks, and those who cleaned up the appearance of their window ACs! However, we still have a few more to go! Let's keep our island looking great!

**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 tight lid (i.e. coffee can) and dispose of it in the garbage

**Waterside Docks and Deck Rails/Ropes:** Please note that Ground floor decks/railings and second floor balcony decks and railings are owner responsibility to maintain in accordance with Association standards. Balconies, decks, and exteriors shall present a clean, neat, uncluttered, uniform and attractive appearance and shall not be used as general storage areas. Objects or things visible from the common elements or the marina determined to be unsightly may be asked to be corrected or removed. We are asking all waterside owners to look at your docks and decks and paint or maintain as needed and to remove all plants growing from under your decks that are visible from the waterside.

**Window Air Conditioners:** Please note that all window air conditioners require a Project Request Form approval before installation and that owners are responsible for the proper installation and maintenance of the AC unit. This includes appropriate appearance from the outside, where units shall present a clean, neat, uncluttered, and attractive appearance. We are asking that you look at your AC, be sure you have an approved PRF, it is properly installed, and that its appearance from the outside provides a clean and tidy appearance.

**Community Notice:**

**Carport Inspections** will be conducted on Wednesday July 6<sup>th</sup>, 2017.

As a reminder, all items must comply with the Koko Isle House Rules, page 7, 8, 9. Carports & Walkway/Planters.

**PROJECTS IN PROCESS:**

- a. Storm drain repair near the club house is complete and the pathway lights near the club house, boat yard, and guest parking are reconnected and working.
- b. Preparation for Roof Replacement: We are planning to start 2nd level pitched roof replacement around July 2017. Owners can prepare in two major areas. First, those owners with Solar or PV equipment on the 2<sup>nd</sup> floor pitched roofs are responsible to coordinate for the removal and re-install of your equipment to allow the AOAO to replace the roofing material. We are coordinating with the roofing company to provide PV & Solar services as needed. Secondly, owners with storage in attics need to prepare to have stored items removed or covered to protect from exposure and dust/debris during the replacement process. More guidance on both these and other issues soon to follow.

**Neighborhood Safety 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, beverages (except for water), alcohol, and glassware allowed in pool area.
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, waveboarding 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.

**Up Coming Events:**

**Town Hall Meeting:** Thursday June 22<sup>nd</sup>, 2017 at 6:00pm

**Bulk Pick Up:** Wednesday June 28<sup>th</sup>, 2017

**Holiday:** Tuesday July 4<sup>th</sup>, 2017 Office will be closed

**Next Board Meeting:** Monday July 10<sup>th</sup>, 2017 6:30pm

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

