



Carport Inspections May 4th, 2016:

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 improperly stored items in carports were removed. Again Thank You!

Fencing Project: The Fence Project update is outlined below:

- a. Fencing Update:
 - a. Phase 2 is complete - Installation of single wall applications in carports.
 - b. Phase 3 is complete - Installation of Swimming Pool Fence.
 - c. Phase 4 installation of interior unit courtyards are in process with Building # 4, Units 201,203,205,207,209 recently completed in April.
 - d. Scheduled courtyards for May are:
 - i. Building # 17: Units 202, 204, 206, 208, 210, 212, 214, 216, and 218;
 - ii. Building # 5: Units 211, 215;
 - iii. Building # 6: Units 217, 219, & 221
 - iv. Building # 18: Units 402
 - v. Building # 19: Units 602, 608
 - vi. Building # 12: Units 607, 609, 611, 615, 617, 619, 621, & 623
 - vii. Building # 20: Units 610, 614, 616, 618, 620, & 622
 - viii. Building # 21: Units 704, 706, 708, 710
 - ix. Building # 13: Units 701, 703, 705, 707, 709, 711, 715, & 717
 - e. Alternate work projects completed:
 - i. Interior park units complete.
 - ii. Waterside w/ access from end units completed:311- 309, 717 – 715.
 - iii. Empty units 608, 709, and 902 partially complete.
 - f. Buildings #14, 15, 16, 22, 23, 1, 2, 7, 8, 9, 10 and 11 courtyards are scheduled for June.
 - g. As a result of access difficulties and technical engineering challenges associated with the water side decks, we decided to change our strategy to finish all the courtyards around the island first then finish up with waterside decks.

Delays continue to be few, mostly units not removing plants, construction, or personal items connected to the fence panels. So as a reminder, in preparation for your project, please keep clearing the area around your grape stake fencing, removing any obstacles that could delay the work.

The Resident Manager will continue conducting site inspections with each resident prior to construction just prior to your scheduled courtyard construction date. During this site inspection, residents will have the opportunity to request quotes from Best Vinyl or our construction contractors for privacy area projects you

would like done such as replacing current trash enclosures or dividers or adding enclosures. Please remember, you still need to submit a Project Request Form for any new construction.

For your information and use, the Contractors working on Koko Isle Projects are listed below and will be around Koko Isle for the next few months. Their contact numbers are provided only for your private independent work requests.

- a. Fencing: Best Vinyl Fencing, Med Batoon, 808-386-9945.
- b. Fencing: Re-Use Hawaii, Quinn Vittum, 808-537-2228.
- c. Electrician: Fox Electric, Martin Schmieder, 808-778-5743.
- d. Carpentry Work: JR Dream Builder, General Contractor, 808-721-2053.
- e. Tree Trimming: Island Quality Landscaping, Tom Emelio, 808-384-8555.
- f. Landscape Maintenance: Landscape Hawaii, Inc., 808- 836-5332.
- g. Rainbow Roof Maintenance Co. Inc, 808-842-0488.
- h. Walker Moody Asphalt Maintenance, Ltd., 808-839-2781.
- i. Futura Stone of Hawaii, 808-841-7433.

Neighborhood Rules & Safety Awareness: In April, 6 Green Parking Violation Notices were issued. Please remind guests of our Koko Isle parking rules and obtain appropriate guest passes as needed. Passes are available at the RM's Office. Cars illegally parked in Reserved Parking Stalls will be towed immediately.

Below is a list of last month's most commonly violated House Rules:

Bulky items: Bulky items should NOT be dropped off next to the dumpsters earlier than Tuesday evening 6pm of the Bulky Pick-Up Week – 4th Wednesday of each month.

No Skateboarding: Reminder on House Rules page 30 - g) Skateboarding, skating, waveboarding or using other such devices on any portion of the common elements is prohibited.

Pets:

Cats: Most complaints received this month was on loose cats, entering neighbor's private courtyards and doing their "business" around other units. As a reminder cats are not to be let out of your privacy area to roam free on the property.

Dogs: We also continue to receive complaints about barking and howling dogs at all times of the day and night. Please pick up after your pet and help us keep Koko Isle poop free.

Maintenance Updates:

Parking Apron Update: Futura Stone of Hawaii is scheduled to begin paving our parking aprons on Monday, May, 23rd, 2016 and expected to be complete by 30 June, 2016. This is the same material as on the Central Park pathway and there is a sample guest parking apron near the Club House side of the park pathway.

Pitched Roof Inspection: Please be aware that we are continuing our efforts to repair our 2nd story pitched roofs. As a result, we will be climbing on the roofs around the community over the next month to complete inspections of each building. Please do not be alarmed if you see inspectors on the roofs. If you have any doubt, please call the Resident Manager.

Helpful Hints:

Plumbing: On Koko Isle, our original pipes & fixtures are 47 years old. This is the owner responsibility to check all the plumbing pipes and fixtures in your unit. Please inspect your plumbing for any leaks or damage due to corrosion or old weak lines. If you see any potential problems, we suggest you contact a plumber ASAP.

Up Coming Events:

Bulk Pick Up: Wednesday, May 25th, 2016.

Koko Isle Office will be closed for Memorial Day, Monday May 30th, 2016

Next Board Meeting: Monday, June 13th, 2016 at 6:30pm at the Club House.