



October 2017

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

Calling for a New Board Member! We're looking for a community leader to join our Koko Isle Board of Directors. All you need is a desire to serve, and a willingness to spend the necessary time. If you are interested, please submit a brief letter telling us about your experience and any special talents to the Koko Isle Resident Manager or mail to our Managing Agent: Thomas Tabacco, ASSOCIA HAWAII, Pacific Guardian Center, 737 Bishop Street, Mauka Tower #3100, Honolulu, Hawaii 96813

PROJECTS IN PROCESS:

- a. **Roof Replacement: M&R Roofing started our 2nd level pitched roof replacement on September 5th, 2017.** Buildings # 16, 15, 23, and 14 are complete and we are working on Building # 22. On Sept. 22nd, 2017 we distributed the "2nd Story Roof Replacement Plan 2017" that outlines important preparation information and a proposed long-range schedule for completing the rest of the project which we plan to complete by May 4th, 2018. Note dates are subject to change due to weather or other unforeseen situations. Owners can prepare in two major areas. We will deliver additional notices as we come up to your scheduled dates.

- b. **Oceanic Cable is now Spectrum:** All the channels will ONLY be available in a digital format, you will need a digital set-top box attached to your TV to view the bulk video services we currently receive. You received a notice by mail stating that to prepare for the upgrade, you must have digital equipment, like a Spectrum Receiver (or set top box) on each TV in your unit by **11/2/17** or you will lose the ability to view a number of channels. Some residents currently use a digital set-top box to receive advanced services on one or more television sets within the residence. If they are doing so, you will not need to change your current box. Please note, now every television receiving service in the residence will require a digital set-top box. In order to avoid any disruption of services in your complex and to properly prepare please ensure that your residents obtain Spectrum Receiver(s) for each TV in their unit.

Residents will have several options for acquiring the necessary digital equipment:

1. You can go to a local office and pick up one free set-top box per unit and do a self-install on their TV. If you need additional set-top boxes, they will be charged approximately \$4.99/month for the extra devices. Special discounted offers may be available at the time of the transition, however (i.e., first year free).
2. Or you can call 1-808-643-2337 and have the video equipment sent directly to their residence and do a self-install on their TV.
3. Or you can call 1-808-643-2337 and schedule a professional install for approximately \$39.99.

It is important to note that each resident will be responsible for their own equipment and will need to set up an account in their name. If the equipment is lost or damaged they will be charged for the replacement. When the resident moves out of the facility, they will need to return all equipment to Spectrum or transfer it to their new location. New residents moving into the complex after the transition to all digital will also need to get Spectrum equipment in order to view cable television.

NEIGHBORHOOD SAFETY AND AWARENESS: Over the last several months we continued to address community House Rules compliance in Plumbing Maintenance, Carport Storage, Window Air Conditioners, Window Coverings, and Trees touching and damaging our buildings. This month let's look at improving our House Rules compliance for Fire Safety with a note on unit electrical wiring.

Electrical Wiring: During the mid-1960s and early 1970s, aluminum wiring was used extensively in residential electrical distribution. As such it is not surprising that most, if not all, of Koko Isle units have aluminum wiring. It is important for residents to be aware of this because aluminum wiring has been associated with an increased fire risk when not used properly. The most important thing to know about aluminum wire is that the current electrical codes state "Conductors of dissimilar metals shall not be intermixed in a terminal or splicing connector." This basically means problems can occur where aluminum wire and the more common copper wire come into contact with each other at connections like outlet boxes.

To mitigate risk you should always have electrical work completed by a licensed electrician. It is prudent to notify them in advance that they may encounter aluminum wiring. The knowledge and tools needed to ensure that electrical work is completed safely may be beyond the reach of the average do-it-yourself person therefore ensure you hire a competent professional for safe results.

No Soliciting on Koko Isle: Please note that there is no soliciting on Koko Isle. Last month, we reported a person entering courtyards in the pretext of selling vacuum cleaners. The person was vague as to what he was doing when confronted by residents. It was reported that these people also tried to enter homes. If you find solicitors of any kind on Koko Isle, please contact the Resident Mgr. or call the police if you suspect that a person is trying to access your or anyone's privacy areas or if you feel threatened or alarmed. Also remember to turn in an incident report, which can be found online at kokoisle.net. Be safe, alert, and think of keeping your gates locked.

Vandalism on Koko Isle: Please be aware that we have had multiple reports of eggs and avocados being thrown into or at units here on Koko Isle. These were reported around one area so please keep alert and on watch and please call the Resident Manager and the Police if you suspect or witness these incidents.

Safety Violation: Last month guests of a resident were reported jumping into the Marina from the Koko Isle Club House. This is a serious safety violation and will be handled accordingly. As a reminder, there is no jumping or diving into the Marina from anywhere in the Club House area. Please report any violations or call the police and submit an Incident Report as needed.

Common House Rule violations are: Do Not Get Your Car Towed.

- a. No over-night parking without a parking pass. Passes available at the Resident Manager's office. **2 cars were towed** and 9 Green Stickers were issued in September.
- b. No Skateboarding, skating, wakeboarding or use of other such devices on any portion of the common elements are allowed.
- c. All pets must be walked on a leash under your control.

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

Up Coming Events:

Holiday Veteran's Day: Friday November 10th, 2017 Office will be Closed

Next Board Meeting: Monday November 13th, 2017 6:30pm

Bulk Pick Up: Wednesday November 22nd, 2017

Holiday Thanksgiving: Thursday November 23rd, 2017 Office will be Closed