

September 2015



Board Shorts

Oceanic Time Warner Cable TV: The board voted to extend our contract with Oceanic Time Warner Cable services. Our new contract includes reduced rates, moving from 63 standard channels to 318 channels from the included HD Entertainment Pak and Showtime, as well as a free standard cable box. Additional incentives are available such as Internet for \$29.99 for 60 months and Free DVR for 24 months, Oceanic Time Warner will be sending implementation notices to each resident within the next two months. All upgrades from the basic package are owner's responsibility. Please note our program started 15 Sept. 2015 so the first credits are based on ½ months fees.

Registration Forms

We are still missing many Registrations and would appreciate all units submit as soon as you can. We will deliver new Registration forms to all residents that have not yet submitted an updated form.

Fencing Project

The Fencing Project remains in permit approval processing. Again, in preparation for the project, please keep working on clearing the area around your grape stake fencing and removing any obstacles that could interfere with or delay the installation. We will be notifying residents soon who have plants or construction that will need to be corrected or removed prior to installation.

Bulk Pick Up: Wednesday Sept. 23rd, 2015.

Community Garage Sale: Saturday Oct. 17, 2015, 8:00 am – 12:00 pm Koko Isle Community Garage Sale.



Koko Isle Board Issues Moratoriums on Plants and Non-Waterfront Dock Distribution

Effective immediately, a moratorium is issued on allowing any new plants from being planted in Limited Common areas. This is to prepare for the fencing project and to prevent owners from planting new plants that may hinder the installation of the new fencing.

Effective immediately, a moratorium is issued on distributing any Non-Waterfront Dock spaces until a proper survey of dock spaces can be conducted.

Maintenance Updates

Coconut Tree Trimming: Coconut tree trimming was completed 17-21 August. Thank you to those of you who contracted to have this team cut and trim trees in your privacy areas to bring your trees into compliance. There are still many units with trees and plants touching the building and roofs. We will be following up with each unit currently not in compliance. If you have any questions please see the House Rules below or call the Resident Manager. If you missed the opportunity to have Island Quality cut your trees, you can still call them directly at 384-8555 to schedule an evaluation and quote.

House Rules Reminder: Page 29, TREES, PLANTS AND OTHER VEGETATION

1. Privacy Area Vegetation

- a. All trees, plants and other vegetation shall be carefully cut, tended, watered, fertilized and/or otherwise cared for so as to present an attractive appearance.
- b. No tree, plant or other vegetation shall touch any part of any building on Koko Isle unless approved by the Board.
- c. The root system of every tree, plant or other vegetation shall be monitored to determine its adequacy (to avoid toppling, such as in a windstorm) and its extent (to avoid damage, such as to pipes, pavement or block walls, etc.).
- d. Outdoor areas must be free of standing water (water fountains, pots, tires, etc.) where mosquitoes can breed.
- e. All trees, plants and other vegetation shall be cut, pruned, contained or otherwise controlled or cared for so that no common element or limited common element is damaged, interfered with or detrimentally affected in any way.
- f. Any tree, plant or other vegetation which damages, interferes with or detrimentally affects any common element or limited common element, or which has the significant potential to do so, shall be removed at the direction of the Board.
- g. The persons responsible for any tree, plant or other vegetation shall be liable to the Association for the full amount of any damage and/or liability incurred by the Association which arises out of, relates to or is connected with the presence of such tree, plant or other vegetation.

Landscape Maintenance: Please note that our landscape contractors will be improving their service by weeding and clearing undergrowth in areas around buildings and carports.

Specifically:

- a. Clearing undergrowth from around and below all carport fences. This is in preparation for our fencing project.
- b. Removing old planters around fences. There are a few old planters around the island that do not appear to be owned. If you have planters on common elements, please remove them or coordinate its disposition with the Resident Manager.
- c. Clearing undergrowth from around our buildings. Please be aware that this will require our workers to be working very close to our home and window areas.
- d. We will be removing plants and trees that may potentially damage our buildings and facilities either from root intrusion or overgrowth.

Termite Inspections

We have reports of wood termites from residents of building # 9 (units 401-419) and building # 14 (units 801-823). Residents may want to conduct your own inspections for preventive maintenance. Please note that we will be conducting our own independent inspection of the rafter areas of these buildings and will be coordinating with residents accordingly.

Neighborhood Rules & Safety Awareness

We have all seen the increase in visitors and guests on Koko Isle. Below is a list of last month's most commonly violated House Rules:

No over night parking without a parking pass. Passes available at the Resident Manager's office.

No Parking in Reserved Parking Stalls.

No Tandem Parking.

No food or drinks or toys allowed in the swimming pool area.

No riding bicycles through or on the Center Park walkway or area.

No diving, swimming, or loitering off the Koko Isle Boat Dock.

Please remember to advise your guests on Koko Isle House Rules, police courtesy, and safety requirements of our community.