**Newsletter for Koa Lagoon Owners Fall 2019**

*The AOAO Koa Lagoon Owner’s website has a new look…..you can find many of the AOAO documents, including newsletters, Bylaws, House Rules, and more…..go to* [*www.koalagoon.org*](http://www.koalagoon.org) *and check it out!*

**Replacement Shed for Property Manager**

The previous shed, purchased used in 2009, had no ventilation or electrical capacity. We are pleased to share that a new shed is now in place. The new shed has both a roll-up and a “man door”, roof ventilation, and happily accommodates both the riding lawnmower and an office space for the Property Manager. Edward is in the process of setting up the new shed to meet his needs and is encouraged to further outfit the structure as he sees fit. He will begin painting the shed in the next few weeks as that area comes together. Part of the replacement plan was the necessary upgrades to electrical capacity that is up to code for the State of Hawaii. We will send a picture of the completed project as soon as it is wrapped up. We thank Edward for both his input into and patience with the project, and Barb Wroblewski for taking the helm in moving this forward.

**Wood Inserts and Front Benches**

In 2015 all of the wood inserts were replaced at the Koa Lagoon and over the past four years these inserts and benches have required continuous time consuming sanding and re-sealing by our property manager. The Property Manager has shared that he has a lot on his plate right now with the shed project, so the AOAO has contracted with an installer who will begin in the next few weeks to replace the wood inserts with Ipe wood, which will not require sanding or sealing, will weather nicely, and will last for years to come with little to no maintenance. We will begin with the front entry benches, and they will be done one at a time so that our owners and guests continue to have a place to sit.

**Landscaping**

Areca were planted in the small space between the Property Manager’s shed and the southern property wall as replacement for the overgrown plantings that were removed. We are pleased to say that Edward reports that they continue to grow and thrive. We continue to seek replacement trees for the coconut palms growing in the southern building area that we previously discussed. We will be removing and replacing those palms as soon as suitable trees have been located, so that planting occurs as soon as removal takes place.

**New AOAO Koa Lagoon Owners**

Welcome to **Linda and John Sink**, who recently purchased apartment 501. They hail from Encinitas California and plan to be in their new unit over the holidays.

We would also like to welcome **Charles and Holly Bowyer** of Pasadena, California. They are already enjoying apartment 205 as its new owners.

We look forward to meeting both the Sinks and the Bowyers as we give a sincere welcome to both families!

Barbeque area

As we reported in our last newsletter, the AOAO will need to have a membership vote to make official the current barbeque area as permanent, per our by-laws. While we temporarily moved the BBQ in 2001 a vote was never taken to alter its current location from lawn to a BBQ area. AOAO by-laws require that any *change in purpose* of a common area requires owner approval. We will be voting on making the current BBQ area permanent at our upcoming owner’s meeting in February of 2020 and are currently working with Brian Maxwell with respect to ADA compliance and a permanent hardscape, so that we will have a more concrete presentation to owners when next we meet.

**Questions? Concerns?**

We would love to hear from you! If there is anything that is on your mind that needs attention, please let us know. E-mail your AOAO at: board@koalagoon.org . Board President, Marie Bader, welcomes your calls at (907) 350-1436.

*Valerie Oliver*, Secretary AOAO Koa Lagoon