**Newsletter for Koa Lagoon Owners October 2017**

A copy of this newsletter can also be found at the Koa Lagoon Owner’ webpage by going to [koalagoon.org](http://koalagoon.org/) . The password for all owners is **lagoon800**

**TAT Increase**

The Hawaii Department of Taxation has advised that Senate Bill 4 has passed and effective January 1, 2018, the Transient Accommodation Tax **(TAT)** will increase from 9.25% to 10.25%. No change has occurred to the General Excise Tax (GET) at this time.

For owners who file their own GE and TAT returns, it is important to remember this rate increase in 2018 when your taxes are due. If you have a third party helping you with filings, please work with them accordingly. You can now file your taxes online at <https://hitax.hawaii.gov>

**Mark your Calendars**

The next annual Koa Lagoon Owners meeting, followed by an evening potluck, will be held February 7, 2018. More details, as well as voting information and agenda items will follow, but please mark your calendars. *We would love to see you there!*

**Lighting Committee**

There is **a lighting committee** looking at upgrades and improvements to the exterior lighting at Koa Lagoon. Information is being gathered at this point and the committee will either make recommendations to the board aimed at improving the hallway illumination on each floor and within the stairwells. The committee is exploring whether the existing original lighting can be upgraded or if new lighting in some areas will be found necessary. We will keep you posted!

**Pigeon Problems**

It seems that pigeons are roosting below some of the exterior air conditioning units. The board is in the process of arranging with a professional to power-wash the affected areas in hopes that this will drive away the problem. Should the pigeons return, we will take the next step which is installing spikes on the exterior below the air conditioning units.

**Budget Planning for 2018**

Your board has created and unanimously approved the 2018 Operating Budget on 10/27/17 during a board budget meeting. This budget will be sent out to owners in your 2018 Annual Meeting packet and you can also find it posted on our website (see above for log in information) now. We are looking at the review and updating of the AOAO Budget Reserve Plan and feel that we are making significant progress in addressing our budget reserve requirement. We have kept the annual dues to an increase of 2% for the upcoming year, which is slightly under projected inflation. Your invoice for the first quarter 2018 dues, mailed out in December, will reflect this increase. Dues are due the first day of the quarter and dues submitted late will be charged a late fee, per our bi-laws.

**Looking for an outdoor space designer**

The AOAO board is interested in hiring a landscape/grounds designer with experience and knowledge of our island to create an overall landscape design for Koa Lagoon. A part of the landscape design would be plantings, but we are also interested exploring a lighted pathway, an ADA compatable re-design of the pool, and an expanded and improved barbeque area.

With that grounds design in hand, we will be better able to upgrade areas as the need arises and follow a cohesive plan that will compliment and enhance our Koa Lagoon property. It has been surprisingly difficult in locating such an individual and so we are reaching out to you as owners to “put on your thinking caps” and be on the lookout for referrals.

*Valerie Oliver*, Secretary AOAO Koa Lagoon