

**June 2015**



**Board Shorts**

**Registration Forms**

Thank you to all who have turned in the Registration forms. We would appreciate all units to submit their Registration forms. If you need a Registration form, you can pick one up at the Resident Manager's office or we could email a copy or drop one in your Koko Isle mail box.

**Fencing Project**

The Fencing Committee held two Town Hall Meetings specifically to gather the community's preference in shade and trim of our final colors. We still have the original color on display and a lighter color shade to review. If you missed the meetings and would like to submit your preference, please stop by the office to present your preference. Again, in preparation for the project, please start looking at your grape stake fencing and identify any obstacles that could interfere with or delay the installation. We will be notifying residents soon who may have plants or construction that will need to be removed prior to installation.

**Kayak Rack and Boat Yard Stall**

We have revised the Kayak Rack and Boat Yard stall agreements and will distribute again. There will be a semi-annual Reserved Parking and Boat Yard rental audit in June. Please have all vehicles and boats registration current and updated and stalls cleaned up.

**QUIET ENJOYMENT**

Last month we received several complaints on noise violations from excessively loud televisions, playing in common areas, and vehicles. Please help us promote the quiet enjoyment of our community.

Our House Rules reflect that:

1. Nuisances of every kind and/or nature are prohibited.
2. No person shall permit or cause any sound or noise, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort or convenience of any other person.
3. In particular, the hours of 10:00 p.m. through 8:00 a.m. nightly shall be quiet hours; except that quiet hours shall begin on midnight on Friday, Saturday and the night preceding a holiday. Noise associated with the maintenance, repair or remodeling of units, vehicles or boats shall be restricted to the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.
4. No person shall permit or cause any smell or odor, of any kind, at any time, to exist or to continue which unreasonably interferes with the rights, comfort or convenience of any other person.
5. No person shall engage in any conduct which poses an unreasonable risk of harm to any person or to any property, or which may unreasonably disturb any person's reasonable expectation of peace or quiet enjoyment of Koko Isle.

**Save the Date:** Sunday, July 12<sup>th</sup>, 2015, 4:00 pm, Koko Isle Ice Cream Social – details to follow.

**Maintenance Updates**

**Irrigation System:** Although, we continue to improve our irrigation system by eliminating leaking and dysfunctional lines, our grounds appear dry as we disrupt the watering schedule to repair our systems. We will try to manually water as we repair. We also have our grounds dug up to conduct the appropriate repairs on leaking lines. We appreciate your patience.

**Boat Yard:** The Boat yard is also under repair as we also investigate leaking problems there.

**Roof Maintenance:** We will soon begin reserve maintenance to continue replacing our graveled flat roofs. This should occur between May and July of 2015. Our contractor, Rainbow Roof Inc. will be on our roofs conducting surveys, taking measurements, and assessing the scope of work to be done. Then roof repairs can be scheduled accordingly.

**Carport Root Damage:** Reminder - We are assessing the extent of carport damage from trees roots to solicit bids for repair. Please call or email the office if you have root intrusion causing bumps or cracks in your carport. Also report any root damage to your courtyard or concrete entrance way.

**Carport Lights:** The carports with two parking spaces, walkways, and small planters adjacent to the walkways are designated as a limited common area on the Condominium File Plan and must be properly maintained. Only authorized round light covers are allowed over white lights in the carport. Our team will be replacing those missing.

### **Neighborhood Safety Awareness**

With summer around, we usually have an increase in visitors and guests of Koko Isle Residents. Please remember to advise your guests on Koko Isle House Rules and safety requirements.

Most common rules guests are not aware of:

- a. No over night parking without a parking pass, available at the Resident Manager's office.
- b. No food or drinks or toys allowed in the swimming pool area.
- c. The Swimming Pool area gate needs a key and shall only be opened to enter the pool area and shall be left closed and locked at all other times.
- d. Guest usage of the pool, Sauna and Exercise room is limited to seven guests per unit.
- e. Requests to reserve the Upstairs of the Clubhouse for a private function shall be directed to the Resident Manager. The Swimming Pool and downstairs facilities are not included in the reservation and are closed to the private function.
- f. No Skateboarding, skating, waveboarding or use of other such devices on any portion of the common elements are allowed.
- g. All pets must be walked on a leash under your control.

With more people on the island, let's increase our awareness with the following safety tips that we can do right now to protect our neighbors and ourselves:

1. Introduce yourself and get to know your immediate neighbors and their vehicles;
2. Take common sense precautions to protect yourself, family and valuables.

Examples:

- a. Lock all downstairs doors and sliders when no one is home;
- b. Lock gated Privacy Areas from the inside at all times;
- c. Keep vehicles locked at all times;
- d. Store valuables in a safe bolted to the floor;
- e. Inventory and fully describe valuables (jewelry, coins, etc.) Pictures will greatly assist any reports for insurance purposes.
- f. Keep carport lights on during hours of darkness;
- g. Do not allow strangers into your apartment FOR ANY REASON.
- h. Call 911 for all suspicious activity. Notify the Resident Manager with an incident report.