

**April 2016**



**Board Shorts**

**Fencing Project:** The Fence Project is progressing on schedule. The teamwork and cooperation between the three contractors and residents continues to be fantastic! Thank you to all residents where we have begun work for your cooperation and patience. Delays continue to be few, mostly units not removing construction or personal items connected to the fence panels. So as a reminder, in preparation for your project, please keep clearing the area around your grape stake fencing, removing any obstacles that could delay the work. Our next targeted area may be the back lanai's of the interior units.

The Resident Manager will continue conducting site inspections with each resident prior to construction over the next few months just prior to your scheduled courtyard construction date. Site inspections are complete for units 121-125, 202-218, and 201 – 221. During this site inspection, residents will have the opportunity to request quotes from Best Vinyl or our construction contractors for privacy area projects you would like done such as replacing current trash enclosures or dividers or adding enclosures. Please remember, you still need to submit a Project Request Form for any new construction.

Over the next few months, there will be many contractors on the island addressing Koko Isle projects. If you have a question or concern, please DO NOT communicate with the contractors directly. Please contact the Resident Manager for questions or concerns.

For your information and use, the Contractors working on Koko Isle Projects are listed below and will be around Koko Isle for the next 6 months. Their contact numbers are provided only for your private independent work requests.

- a. Fencing: Best Vinyl Fencing, Med Batoon, 808-386-9945.
- b. Fencing: Re-Use Hawaii, Quinn Vittum, 808-537-2228.
- c. Electrician: Fox Electric, Martin Schmieder, 808-778-5743
- d. Carpentry Work: JR Dream Builder, General Contractor, 808-721-2053
- e. Tree Trimming: Island Quality Landscaping, Tom Emelio, 808-384-8555.
- f. Landscape Maintenance: Landscape Hawaii, Inc., 808- 836-5332
- g. Rainbow Roof Maintenance Co. Inc, 808-842-0488.
- h. Walker Moody Asphalt Maintenance, Ltd., 808-839-2781.
- i. Futura Stone of Hawaii, 808-841-7433.

**Neighborhood Rules & Safety Awareness:** On April, 11 Green Parking Violation Notices were issued. Please remind guests of our Koko Isle parking rules and obtain appropriate guest passes as needed. Passes are available at the RM's Office. Cars illegally parked in Reserved Parking Stalls will be towed immediately.

### **REFUSE PICKUP/BULK ITEMS**

1. Unit refuse shall be placed in the City and County containers assigned to each unit and must be kept in the back part of the carport area.
2. No unit refuse shall be placed outside of a unit except within said container, which shall not be filled beyond its capacity.
3. The unit container shall not be placed on the common elements except on the morning of a pick up day, and the unit container shall be removed from the common elements by dusk of the same day unless otherwise determined by the Resident Manager.

4. All unit garbage must be adequately and securely wrapped and/or bagged in a manner which will minimize odors and sanitation problems, to the maximum extent practicable. Wet garbage and pet trash (sand, litter paper, solid waste, etc.) in particular shall be especially well-wrapped and/or bagged.
5. No toxic, hazardous or flammable waste, materials or things of any kind or nature whatsoever shall be placed in trash containers at Koko Isle. This includes, but is not limited to paint, thinner, solvents, gasoline and the like.
6. Bulk items shall not be placed on the common elements, except by prior arrangement with, and according to the directions, of the Resident Manager. Bulk items include, but are not limited to, any item that would not be picked up during once-a-month pick up, such as appliances or furniture. Bulk items must be stored inside units until the evening before the scheduled pickup date. It is a violation to leave bulk items outside too early. The Board may impose an immediate fine of \$250 for this violation.
7. No refuse or any other item shall be placed in an Association dumpster except by prior arrangement with and according to the directions of the Resident Manager

**Below is a list of last month's most commonly violated House Rules:**

No over night parking without a parking pass.                      No Parking in Reserved Parking Stalls.

**Bulky items:** Bulky items should NOT be dropped off next to the dumpsters earlier than Tuesday evening 6pm of the Bulky Pick-Up Week – 4<sup>th</sup> Wednesday of each month.

**Pets: Cats:** We continue to receive complaints about cats loose, entering neighbor's private courtyards and doing their "business" around other units. As a reminder cats are not to be let out of your privacy area to roam free on the property.

**Maintenance Updates:**

**Parking Apron Update:** The Board approved pavers to replace the asphalt guest parking apron around Koko Isle. Futura Stone of Hawaii is scheduled to begin April 25<sup>th</sup>, 2016 replacing the parking aprons. This is the same material on the Central Park Pathway and there is a sample guest parking apron on the Club House side of the park pathway. More information to follow later.

**Privacy Area Tree Trimming:** Thank you to all who have worked hard to trim or remove their trees to be compliant! There are now 22 (down from 48) units with trees and plants touching the building and roofs. We will continue to follow up with each unit currently not in compliance. 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. See the House Rules Reminder: Page 29, TREES, PLANTS AND OTHER VEGETATION for more detailed guidance.

**Up Coming Events:**

**Bulk Pick Up:**                      Wednesday, April 27<sup>th</sup>, 2016.

**Next Board Meeting:** Monday, May 9<sup>th</sup>, 2016 at 6:00pm at the Club House.

