

August 2016



Board Shorts

New Koko Isle AOA Board Member:

We want to welcome new Board Member Judy Mackenzie. Judy joins us with experience as a long-time resident and many years' experience on previous Boards. We want to say Mahalo and Thank You for her service on the Board to departing Board member, Annabeth Stem. She was instrumental in kicking off and managing our community social activities while ensuring more open perspectives in Board discussions. Annabeth enjoys a new opportunity that requires her to depart Hawaii to the Mainland.

Again, Good Luck and Best wishes to Annabeth and warm welcome to Judy!!!

New Administrative / Payment Process: The Koko Isle Resident Manager's Office can no longer accept payments for Association Maintenance fees, Reserved Parking Stall Rental, Boat Stall Rental or Kayak Rack Rental Fees.

Your payment options are:

1. Payment Coupons - You should have received payment coupons and envelopes from Associa Hawaii late last year for 2016. You can contact Joy Quirit at JoyQ@associahawaii.com and for replacement coupons.
 3. Direct Debit: Direct Debit auto payment forms are available with Joy.
 4. Lastly, you may go online and pay with a credit card or e-check. There is a nominal charge to you for this method of payment.
- Any questions feel free to email Joy at JoyQ@associahawaii.com.

Maintenance Updates:

Fencing Project: The Fence Project update is outlined below:

- a. Phase 2 & 3 is complete - Installation of carport and swimming pool fences.
- b. Phase 4 installation of interior unit courtyards are in process with the following units completed in July:
 - i. Building # 1: Units 101, 103, 105
 - ii. Building # 2: Units 107, 109, 111, 115, 117, and 119.
 - iii. Building # 12: Units 601, 603, 605, and 607
 - iv. Building # 9: Units 407, 409, 411, 415, and 419
- c. Phase 4 installation of interior unit courtyards continue with Buildings # 10, 18, 14, 17, 4, 19, 15, 9, and punch list items from previous units are scheduled for August. This will complete the interior units, leaving Best Vinyl to focus on the waterside unit decks.

- d. Due to lock mechanism specification problems, our locks will be installed with a two-sided key lock system. Once our thumbscrew mechanisms arrive, we will change out all lock cylinders and re-issue you replacement keys. The new mechanisms will have keys on the outside and thumbscrew/knob on the inside.

Delays have been few, mostly units not removing plants, construction, or personal items connected to old fence panels. This is especially critical on the waterside decks where we are faced with top and bottom side installation challenges. Please double check your waterside decks to remove obstructions that include all electrical, plumbing, and railing attached to the fencing

The Resident Manager will continue conducting site inspections with each resident prior to construction just prior to your scheduled construction date. 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.

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

- a. Fencing: Best Vinyl Fencing, Med Batoon, 808-386-9945.
- b. Electrician: Fox Electric, Martin Schmieder, 808-778-5743.
- c. Tree Trimming: Island Quality Landscaping, Tom Emelio, 808-384-8555.
- d. Landscape Maintenance: Landscape Hawaii, Inc., 808- 836-5332.
- e. Rainbow Roof Maintenance Co. Inc, 808-842-0488.
- f. Futura Stone of Hawaii, 808-841-7433.
- g. Plumbing: Kama Hele Plumbing & Gas LLC, Fredrick "Rick" Sacca, 808-861-6443.

Parking Apron Update: Futura Stone of Hawaii started installing Pavers on our Guest Parking Aprons on Monday on May, 23rd and have just completed the Club House parking area! Please drive by to see how great the Club House parking improvements are! We will install pavers on the sidewalk to the Club House later in September.

Pitched Roof Inspection: Please be aware that we are continuing our efforts to repair our 2nd story pitched roofs. As a result, we will be climbing on the roofs around the community again in Sept 6-15 for further inspections.

Pest Control: Hoxie Termite & Pest Control, our pest control servicer offers our residents a special price to service your private residential areas for \$89.01. To schedule a service call 808-262-5321.

Neighborhood Rules & Safety Awareness: In July, we issued 6 Green Parking Violation Notices and no cars were towed. Thank you, we do not like towing cars or awarding Green Stickers! 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.

Help your guests enjoy Koko Isle: Most common rules guests are not aware of:

- a. No overnight parking without a parking pass. Passes are available at the Resident Manager's office.
- b. No Tandem Parking.
- c. No food or drinks or toys allowed in the swimming pool area.
- d. 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.
- e. Guest usage of the pool, Sauna and Exercise room is limited to seven guests per unit.
- f. 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.
- g. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- h. All pets must be walked on a leash under your control.
- i. No diving or swimming off the Koko Isle Boat Dock.
- j. No riding bikes on Center Park Foot Path.
- k. Quiet hours are 10:00 p.m. through 8:00 a.m. nightly and midnight on Friday, Saturday and the night preceding a holiday.
- l. Reference to BBQs and smoke from them - 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.

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

Carport Clutter: We just finished our carport inspections and we find ourselves complaining and reporting on many cluttered carports again. Below are a few tips to help with Carport Clutter:

Carport Clutter Emergency Check List:

- *How long has it been stored and since I last used it?*
- *Do I like it or really need it?*
- *Does it work properly? - Is it broken?*
- *Do I have more of this kind of thing? How many do I need?*
- *If I keep this, what will I get rid of to make room for it?*
- *Can I locate this somewhere else if I need it?*
- *Is my carport reflective of our Koko Isle Community and respectful of my neighbors?*
- *Is my carport in compliance with the Koko Isle House Rules?*

Up Coming Events:

Bulk Pick Up: Wednesday, August 24th, 2016

Koko Isle Office will be closed for Labor Day, Monday September 5th, 2016

Next Board Meeting: Monday, September 12th, 2016 at 6:30pm at the Club House



**WE WILL BE
CLOSED ON
LABOR DAY**