



**December 2016**



**Board Shorts**

**Holiday Greetings from Your Board of Directors:**

Mahalo for your support and Aloha over the last year! Our warmest wishes to all, for a Happy Holiday Season and a Healthy Prosperous Happy New Year. *Mele Kalikimaka & Hauoli Makahiki Hou!*

Parents please keep closer eyes on your children during the Holidays. There tends to be more playing than normal in our neighborhood and close call with cars. We ask drivers to be more careful and to watch for our Koko Isle keiki's.



The holiday season tends to be a time when more thefts happen. Please be sure to keep your home, vehicles and gates locked. We don't want to make it easy for thieves!

**Holiday Decorations:**

The carport and adjacent walkway/planter & privacy area exteriors may be used for Christmas and/or New Year decorations between the dates of December 2<sup>nd</sup>, 2016 and January 10<sup>th</sup>, 2017.

**NO Fireworks on Koko Isle, Including our bridge entrance:**

House Rules: USE OF PREMISES – Page 30, par.14. The use of any type of fireworks, including sparklers, is prohibited. An immediate fine may be imposed for each instance of using fireworks and the Association may seek the eviction of the persons responsible if they are tenants. Please observe our holiday rules so that all residents may have a happy, safe and peaceful Holiday Season.

**Community Advisory – Holiday Guest Parking:** To help ease, the burden for guest parking, the Board has temporarily approved tandem parking for these dates only.

Christmas Eve & Day – December 24<sup>th</sup> & 25<sup>th</sup>, 2016  
New Years Eve & Day – December 31<sup>st</sup>, 2016 & January 1<sup>st</sup>, 2017

Tandem parking will be allowed in front of your unit as long as you Do NOT block your neighbors, ensuring that they have direct means of access and egress to their units. Since we cannot accommodate the parking for all our guests, this is a reminder of the Parking Rules during this busy time and especially throughout this Holiday Season.

**No Parking on the bridge:** "Cars will be towed"  
**No Parking on the grass:** "Cars will be towed"  
**No Parking in "RESERVED" stalls:** "Cars will be towed"

**The number to our tow company is: Tow Jams (808) 593-1993. Please direct all guests to park across the bridge on public street parking and walk in if there is no available guest parking.**

**Community Update:** We would like to announce that our employee, John Satele has decided to pursue other opportunities and is no longer employed by Koko Isle. In the interim, John's duties will be covered by the following contractors: Hawaii Vista Masterscape, Inc – operational maintenance (Mitch and Lemi); Perfect Pools Oahu - pool maintenance (Sean); and Clean Break Hawaii - Club House janitorial maintenance (Cherelle). These temporary services do not exceed our current operational budgets.

**Neighborhood Rules & Safety Awareness:** In November, we issued 7 Green Parking Violation Notices and towed no vehicles. Please remind guests of our Koko Isle parking rules and obtain appropriate guest passes as needed. Passes are available at the RM's Office.

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. 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 is limited to seven guests per unit.
- e. Requests to reserve the Clubhouse for a private function is coordinated with 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, wave boarding 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.
- h. Quiet hours are 10:00 p.m. through 8:00 a.m. nightly and midnight on Friday, Saturday and the night preceding a holiday.

### **PROJECTS IN PROCESS:**

1. **Fencing Update:** Final punch lists and building inspections are in its final stages. The final inspection team could be knocking on your door to gain access to interior areas to inspect or leaving a notice that they had visited.
2. **Gutters and Down Spouts:** Gutters and downspouts are scheduled to continue next week Dec. 27-30.
3. **Personal / Individual Unit Fence Projects:** Best Vinyl continues to contact owners to provide estimates for replacing the trash enclosures in your carport or any other projects you would like them to consider. They had a list of 43 Residents that have requested their services. If you would like work done or fencing material, please contact Med Batoon at 808-386-9945. This program is moving slow as communications between Best Vinyl and owners is challenged. Please remember, you need to submit a Project Request Form (PRF) for any new construction.  
**Deadline: Please note that all old grape stake fencing that can be seen from the road must be removed or replaced by March 31<sup>st</sup> 2017.**
4. **Club House Sidewalk Pavers:** The replacement of our sidewalk in front Club House is delayed again, this time due to the heavy use of our pool during this Holiday Season by residents and guests, we chose not to shut the pool down for construction during the Holiday period. It is now scheduled for January 2017.
5. **Preventative Maintenance: Plumbing Inspections:** Kama Hele Plumbing completed their inspection of 122 of our 124 units and our Club House. If you would like to schedule your plumbing repairs with Kama Hele Plumbing & Gas LLC, you can contact Toby directly at 808-724-2660 or email to: [kamaheleplumbing.toby@gmail.com](mailto:kamaheleplumbing.toby@gmail.com). We have many main valves to replace; we will coordinate repairs by building to minimize water disruptions to residents. If you choose your own plumbers, we ask that you coordinate with the RM for the scheduled Board of Water shut off date.

### **Up Coming Events:**

- a. **Bulk Pick Up:** Wednesday, December 28<sup>th</sup>, 2016
- b. **Christmas Day:** Monday December 26, 2016 Koko Isle Office is Closed
- c. **New Years Day:** : Monday January 2<sup>nd</sup>, 2017 Koko Isle Office is Closed
- d. **Next Board Meeting:** Monday January 9<sup>th</sup>, 2017