

February 2016



Board Shorts

Reminder for our Koko Isle AOA Annual Meeting:

The Annual Koko Isle Homeowners Meeting is scheduled for March 28th, 2016 at 6:00 pm at the Koko Isle Club House. The agenda will include financial updates and state of the association. Three Board positions will expire this year. Please consider running for the Board of Directors if you are interested in contributing to the positive development of our Koko Isle community. The Board meets monthly on the 2nd Monday of each month for about 2-3 hours to conduct community affairs. Please submit your resume to the Resident Manager's office for consideration.

Social Committee Notice: The March 27th, 2016 Koko Isle Easter Egg Hunt in the central park. For kids ages 0-10 (older kids can help hide eggs). Bring your basket and get ready for some fun! The Social Activities Committee will be seeking donations of plastic eggs and small items with which to fill them prior to the event.

New Bulletin Board: Koko Isle now has a new Bulletin Board located on the storage shed at the road side entrance to the Club House.

Fencing Project: The Fence Project is progressing ahead of schedule and as outlined in the Fencing Town Hall Meeting Flyer, distributed earlier. 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. Especially trash enclosures that is attached to your carport fence. We will be notifying residents who have plants or construction that need to be corrected or removed prior to installation.

The Resident Manager will continue conducting site inspections with each resident prior to construction over the next few months just prior to your scheduled construction date. Site inspections are complete for units 121-125, 202-218, and 201 – 221. The next set will be Units 402- 414 and 602-622. 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.

Pool will be CLOSED for Fence Installation: Phase II of the fence project includes starting the swimming pool and the courtyards of select and interior buildings. The swimming pool is scheduled to be closed for 3-5 days to install the Pool Side Fencing. The pool installation is scheduled for Feb. 29 – Mar. 4th and will be closed for that period (schedule is subject to change).

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 4 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.

Neighborhood Rules & Safety Awareness: In January, 10 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.

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 – 4th Wednesday of each month.

Koko Isle as a Vacation Rental: Koko Isle as a Vacation Rental less than 30 Days is prohibited! A resident was recently cited for illegally listing and renting the unit as a Vacation Rental unit. All tenants must Register with the Resident Manager's Office and issued a copy of the House Rules.

Pool and Club House Rules: A Resident was Fined \$500 and Restricted from using the Swimming Pool and Club House for One Year for violating Swimming Pool and Club House Rental Rules. As a reminder, the swimming pool is off limits during closed hours and is not available to use with Club House Reservations. Your guests cannot use the pool when you reserve the Club House for an event. Please observe all Pool Rules as listed on our poolside signs, especially NO DIVING into to the pool.

Pets: Cats: We continue to receive complaints about cats loose and doing their "business" around other units. Loose cats are also reported as entering neighbors' homes. As a reminder cats are not to be let out of your privacy area to roam free on the property.

Maintenance Updates:

Coconut Tree Trimming: It's that time of year when we need to trim our coconut trees. The contractor is scheduled to be here through Feb. 19, 2016. Please be aware that trucks and other equipment will be parked on the road so please drive with caution. Island Quality, our contractor will also cut your trees, you can call them directly at 384-8555 to schedule an evaluation and quote.

Privacy Area Tree Trimming: Thank you to all who have already trimmed or removed their trees to be compliant! There are now 33 (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. You can contact Island Quality 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.

Reserve Roofing Project: Rainbow Roof is currently replacing our last 8 gravel surfaced roofs and is expected to be here through 19 Feb. 2016. Units 411, 601, 611, 620, 816, 817, and 818 will be re-roofed. Please close your windows to protect your unit from dust and debris.

Up Coming Events:

Bulk Pick Up: Wednesday, February 24th, 2016.

Office Closed: President's Day, Feb. 15th, 2016.

Next Board Meeting: Monday, March 14th, 2016 at 6:00pm at the Club House.

Annual Meeting: Monday, March 28th, 2016 at the Club House.
Registration at 6:00pm, Call to Order at 6:30pm

