

March 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.

Reminder: Please submit your Proxies:

Proxy must be received by the Association's Managing Agent or Secretary no later than 4:30 pm on Wednesday March 23rd, 2016. You may fax your Proxy to: 1-888-608-4021.

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 is seeking donations of plastic eggs and small items with which to fill them prior to the event.

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: In February, 19 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.

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:

Asphalt Seal Coating: We will be conducting asphalt seal coating for the 101 – 119 parking area and 301 – 311 parking area. Walker & Moody Asphalt Maintenance, Ltd. is scheduled to begin Wednesday March 23rd, 2016. Unit owners for 101-119 and 301 – 311, please be prepared to park your cars in visitors parking during this period. We will send a flyer with more detailed information to your units.

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 25th, 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.

Pitched Roof Inspection: M&R Roofing is scheduled to inspect our 2nd story roofs beginning 21-24 March 2016. Please do not be alarmed if you see men walking on the roofs. They will be walking on the roof of every building to conduct their maintenance inspections. Please prepare and close windows accordingly to maintain your privacy.

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, March 23rd, 2016.
- Annual Meeting:** Monday, March 28th, 2016 at the Club House.
Registration at 6:00pm, Call to Order at 6:30pm
- Next Board Meeting:** Monday, April 11th, 2016 at 6:00pm at the Club House.

