

October 2015



Board Shorts

A Message from Our Social Media Committee: Koko isle is considering updating their information delivery system. The Social Media Committee is trying to get a feel on how residents prefer to receive information. Please fill out the survey (one per household) to help guide us with improving our communication within the community.

Online:

1. Type in the link below into your web browser (case sensitive): <https://goo.gl/CjFccd>
2. Fill out the survey
3. Click on the submit button

Paper:

1. Fill out the survey attached
2. Turn in the survey to Resident Manager's office or email it to kokoisle@kokoisleaoao.com.

Registration Forms

We are still missing many Registration updates and have delivered Reminder Notices to units that are not current. Please submit these forms to the Resident Manager's office as soon as possible. Thank you.

Fencing Project

The Fencing Project has progressed through the permit approval process. In preparation for the project, please keep working on clearing the area around your grape stake fencing and removing any obstacles that could interfere with or delay the installation. We will be notifying residents soon who have plants or construction that will need to be corrected or removed prior to installation. The Resident Manager will be conducting site inspections with each resident prior to construction. We also plan to host Town Hall Meetings to provide updates on the installation plans and to address any questions or concerns. Dates TBD.

Community Bingo Night: Friday, Nov.20th, 2015, 7:00 pm Koko Isle Club House.



Bingo Night

Oceanic Time Warner Cable TV: Our new contract with Oceanic Time Warner Cable Services includes reduced rates, moving from 63 standard channels to 318 channels from the included HD Entertainment Pak and Showtime, as well as a free standard cable box. Additional incentives are available such as Internet for \$29.99 for 60 months and Free DVR for 24 months, Oceanic Time Warner sent implementation notices to each resident last month. All upgrades from the basic package are owner's responsibility. Please note our program started 15 Sept. 2015 so the first credits are based on ½ months fees.

Maintenance Updates:

Tree Trimming: There are still many units with trees and plants touching the building and roofs. We will be following up with each unit currently not in compliance. If you have any questions please see the House Rules below or call the Resident Manager. 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.

House Rules Reminder: Page 29, TREES, PLANTS AND OTHER VEGETATION

1. Privacy Area Vegetation

- a. All trees, plants and other vegetation shall be carefully cut, tended, watered, fertilized and/or otherwise cared for so as to present an attractive appearance.
- b. No tree, plant or other vegetation shall touch any part of any building on Koko Isle unless approved by the Board.
- c. The root system of every tree, plant or other vegetation shall be monitored to determine its adequacy (to avoid toppling, such as in a windstorm) and its extent (to avoid damage, such as to pipes, pavement or block walls, etc.).
- d. Outdoor areas must be free of standing water (water fountains, pots, tires, etc.) where mosquitoes can breed.
- e. All trees, plants and other vegetation shall be cut, pruned, contained or otherwise controlled or cared for so that no common element or limited common element is damaged, interfered with or detrimentally affected in any way.
- f. Any tree, plant or other vegetation which damages, interferes with or detrimentally affects any common element or limited common element, or which has the significant potential to do so, shall be removed at the direction of the Board.
- g. The persons responsible for any tree, plant or other vegetation shall be liable to the Association for the full amount of any damage and/or liability incurred by the Association which arises out of, relates to or is connected with the presence of such tree, plant or other vegetation.

Landscape Maintenance: Please note that our landscape contractors will continue improving their services by weeding and clearing undergrowth in areas around buildings and carports.

Specifically:

- a. Clearing undergrowth from around all carport fences. This is in preparation for our fencing project.
- b. Removing old planters around fences. There are a few old planters around the island that do not appear to be owned. If you have planters on common elements, please remove them or coordinate its disposition with the Resident Manager.
- c. Clearing undergrowth from around our buildings. Please be aware that this will require our workers to be working very close to our home and window areas.
- d. We will be removing plants and trees that may potentially damage our buildings and facilities either from root intrusion or overgrowth.

Neighborhood Rules & Safety Awareness

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.
No Tandem Parking. No food, drinks, or toys allowed in the swimming pool.

Halloween Safety: Please follow all safety tips for a safe and fun Halloween night. We have no sidewalks so be extra careful when driving around Koko Isle on Halloween Night. Please advise visiting guests accordingly.

Community Safety: A Safety Awareness Advisory was passed out earlier this month. As always, please keep your personal property, gates, and vehicles locked and secured. Be aware of our community visitors and report and suspicious activity to 911.

Please remember to advise your guests on Koko Isle House Rules, police courtesy, and safety requirements of our community.

Up Coming Events:

Bulk Pick Up: Wednesday Oct. 28th, 2015.

Halloween Night: Saturday Oct. 31, 2015.

Next Board Meeting: Monday, Nov. 9th, 2015 6:00pm at the Koko Isle Club House.