



## Sunny days ahead....

A recent Oahu 7-day weather forecast from the National Weather Service reads:

- Scattered Showers
- Scattered Showers
- Isolated Showers
- Mostly Clear
- Isolated Showers
- Isolated Showers
- Isolated Showers

As you know, we have had an extraordinary amount of rain this winter season.

In fact, one of the master planned developers on Oahu recently noted that their construction crew typically has 60 rain out days a year.

Last year, this increased dramatically to approximately **160** rain out days.

As much as we all love how green everything is after it rains, muddy ground and rainy weather prevented the contractor from performing the foundation work.

Current estimates are that new home delivery dates will see a significant slowdown of approximately two months before they can pick up the pace again.

In order to provide a baseline date for your planning purposes, a letter will be

mailed to you when your slab is poured. The builder estimates about four to five months (once slab is poured) to complete the construction of your home.

Both Royal Contracting and Kaya Builders are working hard to deliver your home at the earliest time possible.

Please continue anticipating the possibility of delays as there are a myriad of items that impact delivery and are outside of the developer's control.

We are all looking forward to sunny skies in the forecast!

## Parade of Homes – Grand Champion for 2004

The Villa Four model swept the awards last year at the 2004 BIA Parade of Homes event in its 48th year.

Awards won:

- Best in Division Award
- Excellence in Interior Design Award
- Best in Show – Oahu Award and the overall

### Grand Champion Award



The BIA Parade of Homes is Hawaii's premiere trade show showcasing the latest trends, technology, and design in new home construction.

Koko Villas is honored to be recognized by the industry for its award winning designs.

## Koko Villas

QUESTIONS?

IN ESCROW?

PLEASE CONTACT  
YOUR SALES AGENT  
FOR ASSISTANCE.

**James S. More (R)**

Contact me for resales:

Email:

Jim@MoreHawaii.com

Web Site:

www.MoreHawaii.com

Koko Villas

Drainage Option forms is  
due by March 15<sup>th</sup>.

Please let us know if you  
have any questions we  
may assist you with.

*Let me help with all   
your real estate needs   
from Waikiki to Hawaii  
Kai ~ Purchasing new   
properties or Selling   
your present property*

## Front Yard Landscape and Rear Yard Wood Fence

With the completion of the first 21 homes on Koko Uka Place, we are very pleased to announce that the installation of the **front yard landscaping has begun!**

The rear yard wood fence installation for Koko Uka Place is scheduled to start the week of March 7<sup>th</sup>, weather permitting.

In addition to developer installations that are occurring, a number of homeowners that have already moved in have received approvals from the Design Committee and many have started their installation of gutters, landscaping, fencing and other improvements.

The Design Committee is striving to provide



*For those of you that may not have had an opportunity to see the Villa Four model, here is an example of a rear yard landscape plan that was installed for the model as part of the Parade of Homes entry.*

## KOKO VILLAS LLC

c/o Prudential Locations

Direct Line: (808) 732-5069

Fax: (808) 732-8500

