

Nov 4, 2022

Happy Aloha Friday! I hope you all enjoyed your week. I would quickly like to say thank you to all of the residents, owners, and managers who have been so kind, helpful, and welcoming to me since I started. This month makes two years employed and one year as your manager at AWPS. I feel very fortunate to work for this association because you, the people, make it great! :) So, mahalo! Mahalo! Mahalo!

Thank you to those who participated in trick or treating. I'm glad to see that some of you residents made new connections from this experience. I also have a printed picture of the Halloween group picture in my office if you want to take a look.

Schedule

- **Elevator Reservations:** Monday 11/7, Tuesday 11/8, Wednesday 11/9, Thursday 11/10, Monday 11/14, Monday 11/21, Tuesday 11/22.
- **Window Washing:** Thursday November 10th
 - Lanai window cleaning (enclosed or unenclosed) will be \$52.36 per lanai.
- **Veteran's Day, Office Closed:** Friday, November 11, 2022
 - No construction or service elevator use is allowed on this day.
- **Pest Control:** Wednesday, November 23rd, as Thursday will be Thanksgiving.

How Water Shutdowns Work: When doing certain plumbing work or construction work, you may request a water shutdown (all plumbing/construction over \$1000 will require Board approval). Here is more info on how water shutdowns work.

- Water shut downs are permitted on **Tuesdays** and **Thursdays, 9:00am-4:00pm**.
 - Water shutdowns outside of these times are for emergencies only.
- You must schedule your water shutdown with management at least four business days in order to provide a **72-hour notice** to the other units affected.
- Please let us know what fixtures of the unit will be affected as we can shut down certain areas of the building at a time.
- Pay attention to the **zone**, **stack**, and **fixture** affected on water shut down notices.
 - **Zone:** Horizontal divisions in the building. Usually I will indicated the floors to make it easier for you.
 - Zone 1: Floors 1-9 (down stairs)
 - Zone 2: Floors 9 (up stairs)-19 (down stairs)
 - Zone 3: Floors 19 (up stairs)-28 (down stairs)
 - Zone 4: Floors 28 (up stairs)-PH
 - **Stack:** Vertical division in the building according to the last two digits of your unit number.
 - Stacks: 00, 01, 02, 03, 04, 05, 06, 07
 - PH 1: aligns with stacks 00, 01, 02
 - PH 2: aligns with stacks 03, 04, 05, 06, 07
 - **Fixtures:** Bathroom, Second Bathroom, Kitchen, Washing Machine.

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Leaks: Although we did a pipe retrofit project, we only replaced common pipes. Your individual fixtures and plumbing within the unit were not addressed. Keep this in mind, as leaks still occur. Place leak alarms behind each fixture to prevent significant water damage to adjacent units and your own.

Back-Ups: Back ups may be caused from disposing grease, rice, fatty foods, etc. down the drain. Please dispose of these items properly in the trash can instead of your disposal. This can quickly create an issue in our pipes and can affect you or units below.

How to schedule a bulky-item pick-up appointment: The City & County only pick up bulky items through appointment.

- Visit <https://www.honolulu.gov/opala> or call [\(808\) 768-3200](tel:8087683200) to make an appointment.
 - When inputting your address, include your unit number
 - Before confirming a pickup date, ensure the elevator is available the day before to bring down your item.

Please schedule a service elevator reservation with management as soon as possible; last-minute requests may be denied due to availability.

Dumping:

- Contractors are prohibited from disposing of debris in the building's dumpsters.
- There should be no flammable items in the trash bins.
- Throwing trash items from the 3rd and 4th-floor breezeways into the trash corral is prohibited.
- Dumping bulky items in the trash chute is prohibited. This can damage the chute and the trash bin or injure someone who may be standing near/in the trash room.
- Dumping bulky items in the trash bins, the trash corral, or on the curb (without a bulky item appointment) is prohibited.

Resident Reminders

- **Quiet Hours:** 9:00 pm-8:00 am
- **Service Elevator Use:** Allowed Monday-Saturday 8:00 am-5:00 pm. No Sundays and Holidays
- **Construction Work:** Allowed Monday-Saturday 8:00 am-5:00 pm. No Sundays and Holidays.
 - Quite repairs such as painting etc., are allowed outside of these hours.
- **Overnight Guest Parking:** Overnight passes take effect at 12:00am, midnight. Each unit is allowed six nights a month. The resident must sign for the pass to verify their guest's vehicle.

Thank you all for reading my newsletter! Have a great weekend!

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Aloha,

Tyra Wallrabenstein