

Jan 26, 2024

Happy Aloha Friday, Everyone! I hope you all had a nice week. A few announcements and items are scheduled for the next few weeks, as well as an announcement regarding the recent break-ins. Please take a look below and read through each item carefully. Be safe and stay vigilant.

Schedule

Elevator Reservations: Saturday 1/27, Monday 1/29, Wednesday 1/31, Friday 2/9

Front Driveway/Parking Closed: Tuesday, January 30 to Thursday, February 1.

HO-6 Policy Update Deadline: Friday, February 16. Please see below for more info.

Regular Board Meeting: Thursday, February 29, 5:30 pm via Zoom.

Smoke Alarm Inspection: Tuesday, March 5 - Wednesday, March 6.

Annual Board Meeting: Thursday, March 28

New Security Phone: (808) 343-3525

Security Availability Due to Recent Break-In Incidents: From what we see, we believe the same kids who were stealing mopeds last year are the kids who are breaking into the vehicles. Security has reported seeing two to three boys in ski masks riding a couple of mopeds on the sidewalk, patrolling the block at different times of day –typically at night or weekend mornings. One more vehicle was broken into on Sunday while a guard was doing their walk-through of the property. Moving forward, we are focusing security's attention on the garage entrance and the parking structure until we can resolve this issue with HPD.

As a result, I ask that you do not request access to the storage room or mail room at night between 8:00 pm and 8:00 am until we can catch the thieves and secure the garage. Security will respond to urgent matters in the building as needed.

How You Can Help Us: If you see any suspicious activity on or off the property, call security ASAP. Watch for unfamiliar teenage Micronesian boy(s) possibly wearing ski masks on a moped or skateboard. Do not approach them or put yourself in danger.

Tips: Do not leave personal items or valuables in your vehicle, and keep your car clean. Large duffle bags or baby bags can be very tempting to thieves.

Front Driveway Closed January 30 & 31: On Tuesday, January 30, we will repave the front driveway, then stripe the driveway on Wednesday, January 31 (weather permitting).

The front doors, the gate by unit 107, and the fenced gate to the yard by the gazebo will be closed; there will be no access to go in and out. Instead, please use the loading zone gate or ground-floor garage gate to enter and exit the building during this time.

Guests may park in the guest stalls of the ground-floor parking structure, stalls 28-36. Guests may use the call box at the ground-floor garage entrance to gain access to the building.

Please plan accordingly and let your guests, delivery drivers, etc. know about the closure on Tuesday and Wednesday.

Car Wash Reseal - Reschedule: We did not reseal the car wash driveway this week because it was raining Tuesday morning. The rescheduled date is TBD depending on how the front driveway goes, possibly February 6.

IMPORTANT NOTICE FOR OWNERS, HO-6 COVERAGE: The Association's master policy deductible has increased to **\$75,000** to cover damages below the AOA deductible. If you are responsible for a leak originating from your unit and the damage is less than **\$75,000**, the Association's master policy will not cover the damages. Please ensure your dwelling or building coverage is at least \$75,000 for your protection. You may contact your insurance company to inform them of the new requirements to ensure your policy has the appropriate limits under **Dwelling/Building (and with some insurance carriers, Loss Assessment)**. Your insurance company should be able to advise you on how to update your policy best.

In addition, please submit a copy of your updated policy by email, fax, or mail. The deadline is **Friday, February 16**. If we (management or the insurance company) do not receive a copy of your updated policy, we will purchase a policy on your behalf.

Fax Number: 808-792-5357

Email Address: ho6@insuringhawaii.com

**Mailing Address: 800 Bethel St #200
Honolulu, HI 96813**

Emergency Assistance: In an emergency, emergency response personnel will be given the emergency assistance list to aid residents in the event of a building evacuation. Please let me know if you want to be added to the emergency assistance list and provide your name, unit number, phone number, and important notes.

Smoke Alarm Inspection: AWPS staff will perform the annual smoke alarm inspection on Tuesday, March 5, and Wednesday, March 6. Please ensure a smoke alarm is located in the hallway outside your bedroom. This is a requirement for the Life Safe Evaluation.

Smoking: There have been complaints of chain-smoking marijuana and lighting incense from the Diamond Head side lanai around the 10th-16th floors and 25th-32nd floors. If you are found smoking marijuana, you will receive a violation and fine. In addition, the smoke is disrupting your neighbors, and there is no effort to contain any smoke within your unit, whether it is incense, marijuana, or cigarettes. We are aware of possible locations this could be coming from and will thoroughly inspect to identify the responsible unit. Please respect your neighbors and be more considerate of their living space, health, and well-being.

Yellow Pages: We have 200 Yellow Pages Books available. They are near the mailboxes and pool door in the lobby by the Makai stairs. Please feel free to take multiple books.

Resident Reminders:

- **No Speeding in the Parking Lot**
- **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.
 - Quiet repairs, such as painting, etc., are allowed outside these hours.
- **Overnight Guest Parking:** Overnight passes take effect at midnight. Each unit is allowed six nights a month. The resident must sign for the pass to verify their guest's vehicle.

Thank you for reading through my newsletter.
Mahalo,

Tyra Wallrabenstein

General Manager

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