

Feb 16, 2024

Hi, Everyone. Happy Friday! I hope you all had a great week. Monday is President's Day so the office will be closed. Security will be on-site to assist you, you may call (808) 343-3525. As a reminder, do not speed in the parking lot. Speeding up and down the parking lot with many turns around the ramps is dangerous. You could hit oncoming vehicles or pedestrians. Please drive ten mph in the parking structure and within your lane.

Schedule

Elevator Reservations: Saturday 3/2.

President's Day (Fed Holiday), Office Closed: Monday, February 19.

Pest Control: Thursday, February 22.

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

Window Cleaning: Thursday, February 29, and Friday, March 1.

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

GM Out: Wednesday (half day), March 6 - Monday, March 11.

Annual Board Meeting: Thursday, March 28.

Smoke Alarm Inspection: AWPS staff will perform the annual smoke alarm inspection on Tuesday, March 5, and Wednesday, March 6. Two employee members will inspect the units. One will start from the top and work their way down. The other will address all 00 units first, then work from the bottom up. It takes about 5 minutes or less to get into the unit and test the smoke alarm(s). Please ensure a smoke alarm is in the hallway outside your bedroom and is in working order before our inspection.

Tuesday, March 5th: Floors PH-19

Wednesday, March 6th: Floors 18-1

This is a mandatory inspection for the Life Safe Evaluation; access to the unit is required.

Fire Hazards: For some tips on fire safety, please see the link, [Is Your Home a Fire Hazard?](#)

Leak Alarm: Although we redid the common element plumbing two years ago, leaks can still occur, especially inside the unit. Please consider purchasing a leak alarm and placing it in areas prone to leaks: under your kitchen and bathroom sink, behind your refrigerator (with water dispenser), behind your washing machine, and under your toilet.

If water or moisture is detected, the alarm will go off. This can prevent serious flooding or water damage to your unit and neighboring units. It can also prevent the growth of mold and mildew.

Do Not Throw These Items Down the Drain: Do not dispose of the following items as they may cause back-ups or overflows. You will be liable for the repairs and damages.

- **Cat Litter:** cat litter absorbs liquids and expands, causing clogs that will build up in the pipes over time. Even if it says it is flushable, don't do it.
- **Flushable Wipes, Paper Towels, cotton balls, etc.:** These items do not break down well and can easily cause backups. Even "flushable" wipes.
- **Pasta, rice, and flour:** it will expand over time and create clogs. It's one of the worst items to throw down the drain.
- **Cooking Oil, Grease, Fat, etc.:** Food-related oils cause 50% of all sewer overflows. Besides cooking oil and grease, dairy products and nut butters are included in this category of food fats.
- **Fruit & Veg Pits, Peels, Rinds, and Stickers:** These items don't break down well even if you run them through the disposal. Stickers will also stick to the sides of the drains.
- **Bones and Egg Shells**
- **Chemical Cleaners, Motor Oil, Paint, Medicine:** hazardous waste.

Trash Chute Use:

Bag All Items: You must bag all items before disposing them down the trash chute, as loose, unbagged trash will fall outside the bin. In addition, I ask that you double bag pet feces and cat

litter; sometimes, we get busted bags of cat litter that fall in and out of the trash bin. Maintenance must move the bin around to get to the loose trash, which requires them to stand near or under the chute. Residents have also thrown unwrapped and unbagged glass down the chute. The glass will shatter on impact or bounce out of the bin and shatter in the trash room. We have maintenance and security who tend to the trash bins hourly. You are putting our staff in danger by doing this. No one should have to run for safety out of fear of being hit by shattered glass.

No Hazardous Items: You should never dispose of gasoline in any trash can. This is a serious fire hazard to the property, and the chemicals are hazardous to the environment. Please contact (808) 768-3201 or householdhazardouswa@honolulu.gov for appointments and information on hazardous waste disposal centers. Other flammable and poisonous items you should not dump in the chute include paint, pesticides, batteries, and chemical cleaners.

Recycle Bin - Cardboard Only: We have replaced the recycle bin as the previous one was too large. The new recycle bin holds **cardboard boxes only**. Items that are not cardboard go in the dumpsters. You may put your HI-5 cans and bottles in the blue containers. HI-5 cans and bottles have a little HI-5 on the label; our staff takes these to get recycled. Please stop shoving your cans and bottles in the recycle bin.

Security Availability Due to Recent Break-In Incidents: Our security team has been doing a great job protecting the garage and has stopped or chased out trespassers. We will continue our **8:00 pm and 8:00 am** restrictions to keep security's attention on the garage at night. Security will respond to urgent matters in the building as needed.

Smoking: There have been complaints of chain-smoking marijuana and lighting incense from the Diamond Head side lanai around the 2nd-8th floors, 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:

- **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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