

Feb 23, 2024

Hi, Everyone. Happy Aloha Friday! I hope you had a great week. We have a few items on our schedule for the next few weeks. Please take a look at the dates and information below. Mahalo!

### **Schedule**

**Elevator Reservations:** Thursday 2/29, Saturday 3/2, Wednesday 3/13.

**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.

**AWPS Staff Training Day:** Tuesday, March 12, 8:00 am-12:00 pm.

**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. A letter was mailed to all owners and residents and posted around the building.

**Inspection:** We are performing this inspection because it is a requirement for the Life Safety Evaluation. The majority of owners voted to opt out of the fire sprinkler installation. Therefore, we must fulfill Alternative 2A by performing a smoke alarm inspection annually. A smoke alarm must be in the hallway outside of each bedroom. AWPS management will inspect to ensure smoke alarms are in the correct location(s) and working order. Please check to see that your smoke alarms meet these requirements before inspection. Those who fail will require a reinspection.

**Unit Access:** Unit access will be required for the inspection. Please coordinate with us if you plan to allow key access to the unit. There are no scheduled times; two employee members will inspect the units. One will start from the top and work their way down. The other will address all 00/PH 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). We expect to be done by about 1:30 pm.

**Floors PH-19      Tuesday, March 5**  
**Floors 18-1        Wednesday, March 6**

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

**Window Cleaning:** Window Cleaning occurs quarterly. We schedule two days to clean the windows. On the first day, the window cleaners hang along the building to clean. They clean the inaccessible areas, such as the elevator lobbies and windows of the 00 units, which include the bedroom and kitchen windows. During this time, they clean the lanai windows of all requesting units.

- If interested, you may sign up for lanai window cleaning, whether enclosed or unenclosed, for **\$52.36 (tax included)** per lanai. Payable by check to **World Wide Window Cleaning**. Please submit payment to management.

On the second day, the window cleaners will send their ground crew to clean the kitchen windows of all 01-07 units.

Please close your blinds for privacy during window cleaning.

**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.

**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 Eggshells**
- **Chemical Cleaners, Motor Oil, Paint, Medicine:** hazardous waste.
- **If in doubt, look it up on the internet.**

**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.

**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 sinks, 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.

**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

ALA WAI PLAZA SKYRISE

555 UNIVERSITY AVE

[Ala Wai Plaza Skyrise \(hmcmgt.com\)](http://AlaWaiPlazaSkyrise(hmcmgt.com))

Email: [awpsmgr@gmail.com](mailto:awpsmgr@gmail.com)

Office: (808) 955-7707

Security: (808) 347-8369