

Jun 21st, 2024

Happy Aloha Friday, Everyone, and Happy belated Juneteenth! I hope everyone had a great week. I will be out on Monday to take care of a personal matter. Security will be on site.

Schedule:

Elevator Reservations: Monday 6/24, Friday 6/28

Elevator Mod: May 13, 2024 - February 10, 2025.

Elevator # 3 is down for modernization. Temporary elevator rules are in effect.

Water Shutdown: Tuesday, June 25, 11:00 am-2:00 pm. 00 Stack, Floors 1-8, Kitchen, Washer, 2nd Bathroom.

Concrete Repair: Tuesday, June 25, 10:00 am- Thursday, June 26, 10:00 am

Pest Control: Thursday, June 27.

Individual service: \$25, cash or check, payable to Integrated Pest Management.

Pool Closed: For cleaning on Friday, June 28, 12:00 am - 2:00 pm.

GM Out: Monday, June 24 & Friday, July 5

4th of July, Office Closed: Thursday, July 4, 2024. No elevator reservations no construction. This is also an observed holiday for H&C (elevator mod); no work will be performed.

Concrete Repair 3rd Floor Garage: The divider on the ramp on the 3rd floor is chipping. Rey will repair the concrete in these areas on Tuesday, June 25, 10:00 am - 2:00 pm. Same for Wednesday, June 26, 10:00 am- 2:00 pm. The area will be coned off for drying until Thursday morning. Please be careful and drive slowly.

Trespassers: This morning, we had three trespassers at the building. We believe HPD might have swept the parks, which led a few homeless people to wander onto our property at once. Please be aware and contact security about unfamiliar people or suspicious activity. Thank you to the residents who contacted us this morning about today's trespassers.

Storage Purge: This year, we will do our storage purge. I have begun a pre-purge review. Items marked with a red dot sticker are in violation. By next week, all floors should be notified of items in violation. We will begin the storage purge on the week of August 5th. All items in violation are subject to removal.

Common Violations

1. Items are not labeled with a current resident's name and unit number.
2. No bulky items such as furniture or appliances.
 1. Smaller bulky items (lamps, etc.) are allowed if they do not exceed 20 pounds.
3. Units that occupy more than their fair share of space must remove or consolidate some of their belongings.
4. Floors 9 & 37 with water valve panels: Access to the valves is required. Items blocking the valves will be relocated or removed.

Elevator Modernization: The elevator project has begun! Heide & Cook (H&C) will replace the elevators' mechanical equipment, update the cab interior, and paint the door frames. Two crews will be on shift during the day and in the evening. A schedule is posted on the website and at the office.

New Elevator Reservation Rules: We will have two working elevators during the project. New rules will apply to elevator reservations once the elevator is shut down and we have two working elevators. From **May 20, 2024, to February 10, 2025**, reservations will be allowed

on **Mondays-Saturdays, 8:00 am-4:00 pm. Saturday reservations are permitted 30 minutes of use.** There are no elevator reservations on Sundays and Holidays.

The larger service elevator's modernization is scheduled from **May 20- August 20.** Elevator reservations during this time will **use one of the smaller elevators. 50" x 67" x 88"**. The diagonal is about 110".

Parking Stalls: Guest stalls #33-#36 are reserved for the elevator modernization project, Sunday, 11:00 pm - Friday, 4:00 pm. Unauthorized vehicles will be towed. Guests may use stalls #33 & #34 on the weekends, and H&C observed Holidays only.

Dumping: Dumping bulky items in the common area or on the curb is prohibited. Please visit <https://www.honolulu.gov/opala> to make a bulky item appointment or find a dump site location. There is a notice in the lobby with a QR code to the website and instructions for bulky appointments. Fines for bulky items start at \$55.00 per item.

Below are appointment tips.

1. Enter "555" under the house number, not the house prefix.
2. Scheduling your appointment for Tuesday - Sunday so you can make an elevator reservation for the day before on Monday - Saturday.
3. Schedule your appointment 2-3 weeks in advance.

Recycle Bin: We recently removed the blue bins for cans and bottles due to misuse. People have disposed of trash and undesirable materials in the bins, leading to our decision to remove the cans/bottles bins entirely.

The green recycle bin is for CARDBOARD ONLY. Please take all other recyclables to the trash corral.

I apologize to the residents who make the effort to sort their recyclables and walk them down to the bin. I know some of you really care and try your best.

Window & Door Seals: On rainy days, please ensure the seals of your windows and sliding doors are in good condition. You should periodically check the windows and doors to see if they are performing effectively. The windows, doors, window frames, and doorframes are the unit owner's responsibility.

Page 15, paragraph 8 of the declaration states:

"The **apartments** shall include the inner decorated or finished surface of the perimeter wall, bearing walls, floors, ceilings, and lanai(s), exclusive of any common elements... The unfinished or undercoated surfaces (exclusive paint, paper, wax, tile, enamel, or other finishings) of said perimeter walls, bearing walls, floors, ceilings, and lanais constitute common elements of the project. All doors and door frames, and windows and window frames (excepting external finished surfaces facing a common element) and non-loadbearing walls within an apartment shall constitute a part of the apartments."

If you would like to read the declaration identifying the apartment, common elements, limited common elements, and more, you may view it, which is available on the owner's website.

Resident Reminders:

- **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.
- **Quiet Hours:** 9:00 pm-8:00 am
- **Service Elevator Use (Elevator Mod Rules):** Allowed Monday-Saturday 8:00 am-4:00 pm. Saturday reservations are allowed 30 minutes of use. 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.

Thank you for reading through my newsletter. :)

Mahalo,

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