

Jun 28, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. Please see below for the weekly report. :)

Schedule.

Elevator Reservations: Saturday 6/29, Tuesday, 7/2

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

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

Concrete Repair, FI 2: Tuesday, July 2, 10:00 am- Thursday, July 4, 10:00 am

Pool Closed: For cleaning on Friday, June 28, 10:30 am - 1:30 pm.

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

GM Out: Friday, July 5

4th Floor Parking Deck Repair: Tuesday, July 9 - Monday, July 15

Window Cleaning: Monday, August 12 - Tuesday, August 13.

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

4th-Floor Parking Deck Repair: On Tuesday, July 9th, we will reseal some areas on the 4th-floor parking deck. Some vehicles in the uncovered stalls on the 4th floor will be asked to move their vehicles for the repairs. We are still creating a parking plan and will assign a temporary parking stall for those impacted. Stall assignments will be announced next week. Thank you.

Storage Purge: We begin the storage purge on the week of August 5th. I have marked all items in violation with a red dot sticker and posted a notice on each floor identifying the items. 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 work on shifts during the day and 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 to August 20. Elevator reservations during this time will use one of the smaller elevators. It is 50" x 67" x 88" and has a diagonal of 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.

Other Elevator Reservation Rules: When using the elevators for deliveries, move-ins, and move-outs, please remember these rules and remind your movers.

1. Please use stall #1; it is coned off for deliveries and moves. After your delivery/move, please place the cones back in the stall.
2. Ensure your elevator reservation is within authorized days and times. The temporary elevator rules above are in effect while we modernize the elevators.
3. Do not leave items in the driveway, lobby, or hallway. Please inform your movers that they can only unload whatever will go up or down on that trip.
4. Please close the double doors when not in use. We do not want to encourage unauthorized strangers to walk into the building.
5. The unit owner will be responsible for any mess or damage in the common area.

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. Schedule 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.

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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General Manager

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