

Jun 7, 2024

Happy Aloha Friday, Everyone. I'm still trying to catch the chicken in our yard and got a trap; however, I've had no luck. I haven't seen it for the last few weeks, but it returns to the building in the evening. Please let me know if you see it in the yard or have any suggestions on what kind of food it might like. Thanks.

Also, I've noticed that there's been a lot of road work in front of our building in the morning and mid-day. The C&C has one lane open going both ways. Please plan accordingly.

Schedule.

Elevator Reservations: Monday 6/10, Wednesday 6/12, Saturday 6/15, Monday 6/24

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

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

Kamehameha Day: The office will be closed. No elevator reservations no construction.

I will make a rare exception for a resident who is moving out. This was the only day they could coordinate a move. Sometime between 9:30 am-11:00 am, the resident will have 30 minutes to move their larger items in the elevator.

The elevator crew does not observe Kamehameha Day as a holiday and will continue work but has agreed to perform quiet work only.

Water Shutdown: Thursday, June 13, 9:00 am to 1:00 am. Floors 1-8, 00 Stack.

Pool Closed: For cleaning on Friday, June 14, 11:00 am - 1:00 pm.

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.
 - 2.1. Smaller bulky items (chairs, 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! We 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 only.

Items in the Hallway: Please do not leave your personal items in the hallway. We occasionally see shoes, slippers, carts, wagons, trash bags, plants, and bulky items left in the hallway. This violates the House Rules and the ADA and is subject to a violation or fine.

No trash or bulky items should be discarded in the common areas. You will automatically receive a fine. Fines for bulky items start at \$55.00.

Stall Care: Please ensure your stall complies with the house rules. Vehicles must be street legal with a current registration and safety check. Residential cars must have the AWPS decal on the dashboard or windshield(s). Stalls must be clean: no oil stains or personal items in the stall.

Please notify the management office of any vehicle updates. All vehicles, mopeds, and bikes should be registered.

Water Shutdowns: When doing particular plumbing or construction work, you may request a water shutdown (all plumbing/construction over \$1000 will require Board approval). Here is more info on how water shutdowns work.

Water shutdowns are permitted on Tuesdays and Thursdays from 9:00 am to 4:00 pm. Water shutdowns outside of these times are for emergencies only.

Please schedule your water shutdown with management at least four business days to give a 72-hour notice to the other units affected.

Please let us know what fixtures will be affected, as we can shut down certain areas of the building at a time.

Pay attention to the zone, stack, and fixture affected by water shutdown notices.

- Zone: Horizontal divisions in the building. Usually, I will indicate the floors to make it easier for you.
 - Zone 1: Floors 1-9 (downstairs bath)
 - Zone 2: Floors 9 (upstairs kitchen)-19 (downstairs bath)
 - Zone 3: Floors 19 (upstairs kitchen) -28 (downstairs bath)
 - Zone 4: Floors 28 (upstairs kitchen)-PH
- Stack: Vertical division in the building according to the last two digits of your unit number.
 - Stacks: 00, 01, 02, 03, 04, 05, 06, 07
 - PH 1: aligns with stacks 00, 01, 02, 03
 - PH 2: aligns with stacks 04, 05, 06, 07
- Fixtures: Bathroom, Second Bathroom, Kitchen, Washing Machine.

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:** 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.

Thank you for reading through my newsletter. :)

Mahalo,

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