

Jul 12, 2024

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

Schedule.

Elevator Reservations: Saturday 7/20, Monday 7/22, Tuesday 7/23

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

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

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

Water Shutdown: Thursday, July 18, 9:00 am -12:00 pm. Floors 9-19, 06/07 stack. Kitchen and bathroom.

Pest Control: Thursday, July 25.

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

4th Floor Parking Deck Repair: We will repair the parking deck coating for the uncovered stalls on the 4th floor. **Residents affected will park along the ramps on the second, third, and fourth floors and in some guest parking stalls.** As a result, we will only have **guest stalls 2, 4, 5, 6, and 7 available. All other stalls are reserved.** Stalls 3, 28, and 29 will be open on the weekend.

Please inform your guests and remind them to sign in at the podium. If parked in a reserved stall, you will be asked to move your vehicle. The car is subject to tow if we cannot locate a vehicle owner.

The repairs should be complete on Monday, July 15.

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 are at most 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.

Unit Maintenance:

Exterior: The apartments are responsible for maintaining their doors, door frames, windows, and window frames. We will thoroughly review and notify unit doors and windows that may require repairs or touch-ups. Most observed touch-ups or repairs include paint touch-ups, a missing jalousie, or door/window frame damage.

Cleanliness: Please clean up after yourselves. Do not leave bags of trash in the hallway. We have trash chutes down the hall next to the elevator. In addition, those who create oil drippings must clean up after themselves. If a trail is noticed from your unit to the trash room and it is not cleaned, you may receive a cleaning fine. You should double-bag your trash if it is dripping.

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 association's trash bins, the common area, or 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.

Assistant Animals, Dogs: For those with assistant animals (dogs), please always keep your dog on a leash or in a carrier in the common areas. Please also clean up after your assistant animals. We found feces in the garage stairway and in the grass. We also found animal vomit in the hallway, which was poorly cleaned. Failing to clean after your assistant animal may result in a violation and fine.

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 through Saturday, 8:00 a.m. to 4:00 p.m. Saturday reservations are allowed for 30 minutes of use: no Sundays or 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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