

Friday, July 19th 2024

Happy Aloha Friday, Everyone! Thank you all for being understanding and careful when we had to relocate vehicles for the parking deck repairs. We appreciate your cooperation! Rey and Mark are still repairing the concrete on the 2nd-floor ramp; please be cautious around the turn and do not move the cones. They have laid wet concrete. Thank you.

Schedule:

Elevator Reservations: Saturday 7/20, Monday 7/22, Tuesday 7/23, Monday 7/29

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

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

Pest Control: Thursday, July 25.

Individual servicing is \$25, payable to Integrated Pest Management, cash or check.

Please sign up on the red clipboard at the office door.

Water Shutdown: Thursday, July 25. Floors 28-PH, 00 stack: Kitchen, 2nd Bath, Washer.

Tuesday, July 30. Floors 9-19, 06/07 stack: Kitchen and Bathroom.

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

Package Pick-Ups: After Prime Day, we expect many packages to arrive this weekend and next week. Please pick up your packages ASAP. You may contact security at (808) 343-3525. As a reminder, we will hold packages for two business days. If you do not pick up your package within two days, we will return the package(s) to the mail carrier if space is limited. Oversized boxes that cannot fit in the mail room may be rejected.

Building Access and Security: Do not let strangers into the building. Whether the person says they are a resident's guest, a deliverer, or a contractor, or they are here to talk to the manager or view an open house, keep them from entering or tailgating. You never know who the person is and what they are capable of. Those who allow unwelcomed guests into the building will be liable for breaking our building's security and the consequences that may follow. Residents are responsible for guest access. Security and management do not provide access for your guests.

This past weekend, a homeless man who was likely on drugs was let into the building as he stated he was there to view an open house. Rey, our Operations Manager, and Lei, our security guard, found the man and escorted him out. A neighbor later informed us that the man was trying to break into cars parked on University Ave.

We've had other incidents in the past, like a Door-Dasher who stole a resident's belongings, a homeless man who broke into the mailboxes and stole packages, or an unannounced family member who "joked" that they would rob the resident's unit.

Pool: We found some sand in the pool this week. Before entering the pool, please rinse off in the shower. This reduced the strain on our pool filter by removing all sweat, oils, and debris. Rinsing off is also good for your hair as the freshwater will absorb into your strands and limit the amount of chlorinated water absorbed.

Some other pool rules include drying off before entering the building, no horseplay, no food or drinks in the pool, and no pets or assistant animals in the pool.

Smoking: We've received reports of smoking in the building. Please be considerate of your neighbors. If you are smoking, please contain it within your unit. Smoke that disrupts neighboring units is subject to a violation or fine.

Door Slamming: We have had recent reports of door slamming that may be excessive and are shaking neighboring units. If you are having issues with your door, please service it. Perhaps the door hinges are loose, or the wood has expanded.

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.

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.

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.

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.

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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