

Jul 26, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. Please see below for your weekly report. I have a few notices and reminders for you all. Thanks! Have a nice weekend. :)

Schedule.

Elevator Reservations: Monday 7/29

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

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

Water Shutdown: Tuesday, July 30. 9:00-12:00 Floors 1-9, 03/04 stack. Washer.

Tuesday, July 30. 9:00-12:00 Floors 9-19, 06/07 stack: Kitchen/Bath

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

Do Not Dispose of These Items Down the Drain: We've had a few kitchen sink backups with excess grease and a washing machine backup. Do not dispose of the following items, as they may cause back-ups or overflows. You will be liable for the repairs and damages.

- Powdered detergent: causes build-up in our drains when clumps do not dissolve.
- Cat litter: cat litter absorbs liquids and expands, causing clogs that will build up in the pipes over time. Even if it says it is flushable, don't do it.
- Flushable wipes, paper towels, cotton balls, etc.: These items do not break down well and can easily cause backups—even "flushable" wipes.
- Pasta, rice, and flour: it will expand over time and create clogs. It's one of the worst items to throw down the drain.
- Cooking oil, grease, fat, etc.: Food-related oils cause 50% of all sewer overflows. In addition to cooking oil and grease, dairy products and nut butters are included in this category of food fats.
- Fruit & veg pits, peels, rinds, and stickers: These items don't break down well even if you run them through the disposal. Stickers will also stick to the sides of the drains.
- Bones, eggshells, coffee grounds:
- Chemical cleaners, motor oil, Paint, Medicine: hazardous waste.
- If in doubt, look it up on the internet.

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.

Floors 9 & 37 with water valve panels: Access to the valves is required. Items blocking the valves will be relocated or removed.

Shopping Carts: Residents who fail to return their shopping carts to the cart corral may receive a violation or fine. We've been missing a couple of carts for the last two weeks. Whether the carts are missing due to a homeless person or residents not returning carts, the association may decide to lock the shopping carts and enforce a sign-in/sign-out system. We are aware of some floors (public and private) that do not return their carts.

Building Access and Security: Residents are responsible for guest access, whether it is your friends, family, contractor, deliverer, etc. Security and management do not provide access for your guests.

Do not let strangers into the building. You never know who the person is or what they are capable of. Those who allow unwelcomed guests into the building will be liable for breaking our building's security and for any consequences that may follow.

Disposing of Personal Information: Please consider ripping or shredding your personal information when disposing of it in the trash. The other day, Brian, our security guard, chased a guy out of our trash corral. We've observed loose papers and mail with personal information in the dumpsters in the past.

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.

Lost & Found: If you misplaced something while on the property, please check in with us. We occasionally find pool toys, cell phones, keys, fallen clothes, and more. However, many times, people don't come to look for their items.

Lanai: As mentioned above, we find fallen clothes from the lanais above. As a reminder, clothing, laundry, or any textile items should not be hung from the lanai railings, doorways, or windows. Additional lanai rules include:

No (excessive) sweeping, dusting rugs, mopping, or watering plants that may cause debris or water to fall onto neighboring lanais below.

No feeding birds or animals from the lanai or common areas.

No sitting or hanging on the lanai or corridor railings.

Storage bins on the lanai must not exceed the height of the railings.

For more rules and information, please refer to pages 11 and 12 of the House Rules.

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.

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. During this time, elevator reservations 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.

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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General Manager

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