

Aug 16, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. Below are a few important announcements. Please see below for more information. Mahalo! :)

**Schedule.**

**Elevator Reservations:** Saturday 8/17, Tuesday 8/20, Wednesday 8/21, Thursday 8/22, Friday 8/30, Saturday 8/31, Monday 9/9, Tuesday 10/29

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

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

The service elevator will be restored on Tuesday, August 20th.

**Front Driveway Closed for Seal Coating:** Monday, August 19 - Wednesday, Aug 21.

**Pest Control:** Thursday, August 22.

**Labor Day, Office Closed:** Monday, September 2.

**Front Driveway Closed:** From Monday, August 19, to Wednesday, August 21, the front driveway will be closed for seal coating. We will reopen it on Wednesday afternoon, weather permitting. No one will be allowed to walk or drive on the pavement or curbs until it is reopened. As a result, the front doors, the entrance near unit 107, and the chain-link fenced gate near guest parking stall #7 will be closed. Please use the loading zone or garage gates to enter and exit the building.

**No Peeing on Property:** We have been finding pee in both garage stairwells. Please be respectful of your home and our staff. If caught, you will receive a significant fine.

**No Pet Dogs:** Guests cannot bring pet dogs into the building. The resident/owner will receive violations or fines for unauthorized dogs. Only those with assistance or service animals may bring their dogs to the property. Residents are required to register their assistance animals with management and receive Board Approval.

**AA Rules:** assistance animals must always be on a short leash or in a carrier while in the common areas. Please keep our building sanitary. Take your assistance animal outside on the street to use the bathroom; do not use the backyard. If an accident occurs, pet fences, pee, or vomit must be cleaned immediately. Please refer to pages 16, 17, and 18 for more rules and information.

**Amazon Deliveries:** We work with new and different Amazon deliverers unaware of our delivery procedures daily. Please help us by adding delivery notes indicating whether you want the package at the door (unless oversized because you could create a fire hazard/violate ADA compliance) or with the office/security.

Delivery Procedures: We inform deliverers to attempt a delivery to the resident. If the resident does not answer, they may leave the package at the door if instructed to do so by the resident. If not, they must take the package to the office/security, and we will accept the package if the resident signed the package acceptance form upon registration.

**Storage Purge:** All items in violation are marked with a red dot sticker and mentioned in the posted notice on each floor. 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.

**Call Box Access:** The call box lists residents by last name, first initial. Please search for your name using the A or Z button, then press call. When you answer your phone, press the number 9 on your keypad to unlock the door. The call boxes are at the front and on the first-floor garage entrance.

**Elevator Modernization:** Heide & Cook (H&C) is replacing the elevator equipment, updating the cab interior, and painting the door frames. Two crews will work two 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 while we have two working elevators. From **May 20, 2024, to February 10, 2025**, reservations will be allowed on **Mondays through Saturdays, 8:00 a.m. to 4:00 p.m. Saturday reservations are permitted for 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.

**Leak Detectors:** Install leak detectors under your sinks, toilets, behind your washer, and in your bathroom vent to catch leaks immediately. If detected early, leak detectors can prevent significant water damage, saving you money and stress. I highly recommend them! There are no brand preferences. It is up to you. There are smart leak detectors with Wi-Fi or traditional detectors.

**Do Not Dispose of These Items Down the Drain:** We've had kitchen sink backups with excess grease and a washing machine backup. Refrain from disposing of the following items, which 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 and vegetable 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.**

**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,
- **Quiet Hours:** 9:00 pm-8:00 am
- **Service Elevator Use (Elevator Mod Rules):** Allowed Monday through Saturday, 8:00 am to 4:00 pm. 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. :)

Email: [awpsmgr@gmail.com](mailto:awpsmgr@gmail.com)

Office: (808) 955-7707

Security: (808) 343-3525

Mahalo,  
**Tyra Wallrabenstein**  
General Manager  
ALA WAI PLAZA SKYRISE  
555 UNIVERSITY AVE  
[Ala Wai Plaza Skyrise \(hmcmgt.com\)](http://AlaWaiPlazaSkyrise(hmcmgt.com))