

Aug 2, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. To meet a timely schedule, H&C will continue to work this Saturday, August 3, between 7:00 am and 3:30 pm. Parking stalls 33 and 34 will be reserved for the technicians. Please do not park in those stalls tonight or tomorrow.

Schedule.

Elevator Reservations: Saturday 8/3, Tuesday 10/29

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

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

H&C technicians may work **on Saturday, August 3, 7:00 am-3:30 pm.**

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

Labor Day, Office Closed: Monday, September 2.

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.

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 a few 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 & 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.

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.

Emergency Assistance: Please let management know if you believe you will need help during an emergency evacuation. We will add you to the emergency assistance list provided to emergency responders. If interested, please provide your

Name	Unit Number	Phone Number	Important Notes
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Storage Purge: We begin the storage purge on the week of August 5. 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.

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.

Beware of Scams: A few residents and even I in the office have received scam calls/emails recently.

Common Scams:

1. Phishing Emails: emails from what appears to be a legitimate company or source asking for personal information.
2. Phone Scams: calls from government agencies, banks, and companies requesting sensitive information.
3. Tech Support: fake tech support calls or pop-ups claiming your computer has a virus.
4. Lottery/Prize: the winner must pay a fee to claim their winnings.
5. Charity: fraudulent charities ask for donations during the holiday season.

Safe Practices:

1. Be skeptical and avoid sharing personal information. Never share your SSN, bank information, birthday, or passwords unless you know the recipient's identity. Legitimate organizations will not ask for sensitive information over the phone or email.
2. Refrain from sharing information on social media, such as the information you might fill out on your security questions, such as your high school mascot and your mother's maiden name.
3. Be safe online. Verify the websites and look for "https" in the URL. Do not click on email or text links.
4. Check your bank statements for unusual activity and set up alerts for larger transactions or changes to your account.

Here are a couple of links on scam prevention.

<https://www.fdic.gov/resources/consumers/consumer-news/2021-10.html>

<https://www.bbb.org/article/scams/8767-bbb-tips-10-steps-to-avoid-scams>

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

Email: awpsmgr@gmail.com

Office: (808) 955-7707

Security: (808) 343-3525

- **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. :)

Mahalo,

Tyra Wallrabenstein

General Manager

ALA WAI PLAZA SKYRISE

555 UNIVERSITY AVE

[Ala Wai Plaza Skyrise \(hmcmt.com\)](http://hmcmt.com)