

Aug 30, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. Please keep an eye out; security spotted three young boys walking into the driveway. After being yelled at, the boys immediately left. We're not sure if these are the same boys from the past, but please be vigilant. The security guards have put extra effort into securing the garage.

Monday is Labor Day. The office will be closed, and security will be on-site to assist you. Have a safe long weekend! :)

Schedule.

Elevator Reservations: Saturday 8/31, Monday 9/9, Tuesday 10/29

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

Elevator # 1 is down for modernization. Temporary elevator rules are in effect.

Labor Day, Office Closed: Monday, September 2. No elevator reservations/ no construction.

Fire Alarm Inspection: Friday, September 13. The building alarms will be tested; it will be noisy.

Safety Tips: HECO has provided a HECO [Emergency Preparedness Handbook](#) for safety tips.

I'll post tips each week for emergency preparedness. Here is my safety tip for the week.

Emergency Response- Storms & Hurricanes: Hurricane season runs from June 1st-November 30th. If Oahu is on the path of a large hurricane, the Oahu Civil Defense will announce the required actions and evacuation centers. It is advised to listen to the local radio, such as 92.3 KSSK, for announcements from the Civil Defense. You can prepare for the storm by preparing your emergency kits, filling/charging your vehicles, removing or tying down lanai furniture that could blow away, clearing all lanais and drains of debris, installing permanent storm shutters, or boarding your windows with 5/8" exterior grade or marine plywood. During the storm, please find shelter at a safe location, such as a shelter, the unit's bathroom (close the door), or enclosed stairwells (above the 4th floor).

Owner's Website, Flood Policy: Owners, the renewed flood policy is posted on the owner's website. Other items on the owner's website include insurance policies, financials, meeting minutes, and more.

Leak Detectors: Install leak detectors under your sinks, toilets, behind your washer, refrigerator, and 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.

Amazon Deliveries: We work with new and different Amazon deliverers who are 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: We have begun the storage purge. All items in violation are marked with a red dot sticker and mentioned in the posted notice on each floor. They 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 #3—New: We have officially turned over our first elevator of the modernization project. The new elevator has a few things to note.

Elevator Call Button: There are two panels with call buttons on each floor. Until we finish our second elevator, one panel will call elevator #3, and the other will call elevator #2. If you press both buttons, you will call both elevators, delaying service. Please choose one button and patiently wait for your elevator. Elevator #3 is programmed to return to the ground floor after use. If you are near the ground floor, elevator #3 should be quicker.

Do Not Hold the Elevator Open: If the elevator begins to beep, it is in its nudging mode. Please allow the door to close. If not, it will be in force-open mode, as this is a safety feature. If you cause the elevator to enter force-open mode, we must make a trouble call to the elevator technician.

Trouble calls begin at \$450.00 (during regular business hours); those responsible will be charged.

Do not move large items without an elevator reservation.

New Elevator Dimensions: 5'2" x 4'10" x 9'

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.

Parking Stalls: Guest stalls #33-#36 are reserved for the elevator modernization project, Sunday, 11:00 pm - Friday, 10:00 pm. Unauthorized vehicles will be towed. Guests may use stalls #33 & #34 on the weekends, and H&C observed Holidays only.

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. :)

Mahalo,

Tyra Wallrabenstein

General Manager

ALA WAI PLAZA SKYRISE

555 UNIVERSITY AVE

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