

Aug 9, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. We have a handful of new residents. Please see below for the weekly report.

**Schedule.**

**Elevator Reservations:** Saturday 8/10, Friday 8/30, Saturday 8/31, 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.

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

**Seal Coat Front Driveway:** Monday, August 19 - Wednesday, Aug 21.

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

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

**Window Cleaning:** Window Cleaning occurs quarterly. We schedule two days to clean the windows. On the first day, the window cleaners hang along the building to clean. They clean the inaccessible areas, such as the elevator lobbies and windows of the 00 units, which include the bedroom and kitchen windows. During this time, they clean the lanai windows of all requesting units.

- If interested, you may sign up for lanai window cleaning, whether enclosed or unenclosed, for \$52.36 (tax included) per lanai. Payable by check to World Wide Window Cleaning. Please submit payment to management.

On the second day, the window cleaners will send their ground crew to clean the kitchen windows of all 01-07 units.

Window cleaning dates are subject to change due to weather conditions. Please close your blinds for privacy during window cleaning.

**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-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/elevator'sation 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.

**Storage Purge:** We will begin the storage purge next week. We will start at the top and work our way down. 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 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.

**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

**No Pet Dogs:** Guests are bringing their pet dogs into the building, which is not allowed. Residents and the owner will receive violations or fines for unauthorized dogs. Only those with assistance animals or service animals may bring their dogs on the property. Residents are required to register their assistance animals with management and receive Board Approval.

To remind you, assistance animals must always be on a short leash 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.

**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.

**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 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 same guy from the other week was digging through our trash corral again and left with a bag of trash. We've observed loose papers and mail with personal information in the dumpsters in the past.

**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

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

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