

Sep 20, 2024

Happy Aloha Friday, Everyone! I hope you all had a great week. We've had a lot of packages come in this week. Please remember to pick up your packages sometime this weekend! Thanks.

Schedule.

Elevator Reservations: Tuesday 10/29

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

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

Pest Control: Thursday, September 26

Holiday, Office Closed: Monday, October 14. Indigenous People's/Columbus Day

Recycle and Refuse:

Recycle Bin Fine: The recycle bin is for cardboard only. If you dispose of other items such as plastic containers, styrofoam, trash, etc., the refuse company charges us a \$100 fine. If you are caught, you will receive a \$100 fine.

Bulky Item(s) Fine: Do not dump bulky items in the common areas or in the trash bin. The refuse company will charge \$55 per bulky item; you will receive a \$55 fine if caught.

Bulky Item Disposal: Please visit <https://www8.honolulu.gov/env/ref/opala-home/> to schedule a bulky item appointment or find the nearest dump site.

Please remember that you may require an elevator reservation when scheduling an appointment. Elevator reservations are allowed Monday-Saturday. Schedule your pick-up on a Tuesday-Sunday because items must be out on the street the day before.

And FYI, we have security cameras covering the recycle bin, dumpsters, and the rest of the building. You have a very high chance of getting caught.

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.

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.

Elevator Modernization: Heide & Cook (H&C) is replacing the elevator equipment, updating the cab interior, and painting the door frames. Two crews will work day and evening shifts (6:30 am-10:00 pm). A schedule is posted on the website and at the office.

If you experience any issues with the elevators or the technicians during this project, please let me know immediately and we will take care of any issues. Thank you.

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 am to 4:00 pm. 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.

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.

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.

Package Pick-Up: Please remember to pick up your packages and parcels. If you signed the package acceptance form, AWPS can accept your packages. Oversized packages may be rejected if it cannot fit in the mailroom. Oversized packages cannot be left in the hallway, as it could violate ADA compliance. We will hold packages for two business days. If you do not pick up your package, it may be returned to the sender. A notice is posted in your mailbox. Seneca also sends email notices and reminders. Please notify us if you are unable to pick up your package within two days; we can work out a solution.

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.

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.

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. Prepare - Survival Kit: Remember to pack the essential supplies needed in case of an emergency. Attached is a Home Survival Checklist. It is important to store enough food and water for at least 14 days. You may also fill the tub, washing machine, and containers with water for sanitary reasons.

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

Email: awpsmgr@gmail.com

Office: (808) 955-7707

Security: (808) 343-3525

ALA WAI PLAZA SKYRISE
555 UNIVERSITY AVE
[Ala Wai Plaza Skyrise \(hmcmt.com\)](http://Ala Wai Plaza Skyrise (hmcmt.com))