



September 27, 2024

Happy Aloha Friday, Everyone! Great news, our elevator mod is slightly ahead of schedule. The new turnover date will be Monday, October 7<sup>th</sup>. Elevators #1 & #2 will have slight differences from the service elevator and the call buttons will go back to regular use and you won't have to press each button. Yay!

## Schedule

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### Elevator

#### Reservations:

Saturday 9/28,  
Tuesday 10/29

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### Elevator Mod:

May 13, 2024 - February  
10, 2025.

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

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### Elevator #1, Turnover:

Monday, October 7.

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### Holiday, Office Closed:

Monday, October 14.  
Indigenous  
People's/Columbus  
Day

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### Board Meeting:

Tuesday, October 15,  
5:30pm.  
Via Zoom

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### GM Out:

Thursday, October 17  
& Friday, October 18.  
I will be off island.

**Elevator #3—New:** We have turned over one of three elevators. 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 workday 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.

**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.
  - a. 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.

**Lockbox & Bike Cage Review:** We will review the lockboxes and bike cages within the next month. All unregistered lockboxes and bikes will be tagged and eventually removed if ownership is not confirmed. Notices will be posted once reviewed.

**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.

## 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.

**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.



## 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 - Floods & Tsunamis:** AWPS is designated as a Tsunami Watch Zone and Flood Zone A per the Honolulu C&C zone maps. Tsunami watch zones are considered safe based on previous tsunami readings, but residents must be prepared for evacuation for extreme tsunamis. Flood Zone A is the flood insurance rate zone corresponding to the 1% annual chance of a flood event (high risk). If a vertical evacuation is necessary, please shut off your electricity at the main breaker and move to the fourth floor or higher. Association staff will assist residents parked on the first floor relocate their vehicles to a higher parking level. Relocated vehicles will be instructed to park in open spaces that do not block the exits. Remember to always evacuate to higher ground and stay away from waterways. And don't forget your emergency kits!

Thank you for reading through my newsletter. Have a great weekend!  
Tyra Wallrabenstein, ARM  
General Manager

## 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.