



October 11, 2024

Happy Aloha Friday, Everyone! The office will be closed on Monday, October 14, in observance of Indigenous People's Day / Columbus Day; there will be no elevator reservations or construction permitted. Security, (808) 343-3525, will be on site to assist you. I will then be out of the office on Thursday and will return on Tuesday. Thank you!

Schedule

—

Elevator Reservations:

Saturday 10/12,
Wednesday 10/16,
Tuesday 10/29,
Friday 11/1

—

Elevator Mod:

May 13, 2024 - Feb 10,
2025.

Elevator 2 is down for
modernization.
Temporary elevator
rules are in effect.

—

Holiday, Office Closed:

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

—

Board Meeting:

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

—

GM Out:

Thursday, October 17 -
Monday, October 21
I will be off island.

—

Pest Control:

Thursday, October 24.
Individual signups are
\$25.

Package Pick-Up: We've been receiving a lot of packages lately. Please pick up your packages from the mailroom as soon as you can. With Prime Day, we expect twice the number of packages next week, and our mailroom is near max capacity. We hold packages for two business days. If not picked up, we may return it to the mail carrier. Notices are posted on your mailbox.

Amazon: Amazon deliverers have been leaving nearly all acceptable packages with staff. When asked if they've attempted delivery, they claim they called the residents, or there are notes that everyone wants their packages in the mailroom. That is fine if true, but it is hard to believe when we know some residents are likely home. Please let me know if they are attempting to deliver to/contact you or not.

Door Dash, Deliveries, etc.: Please instruct your delivery drivers to park in a guest stall when delivering to the unit. Several delivery drivers park their vehicles in the middle of the driveway, blocking residents and guests in the front parking lot. We depend on you to inform the drivers because it is very difficult to regulate their behavior.

Shopping Carts: Those who are not returning the shopping carts, please return them to the corral as soon as you are done so others may use them. If not, I will lock all the carts, and we will enforce a sign-out system for everyone. Moving forward, if we discover who is doing this, you will receive a violation and fine. Notices have been posted on the floor(s) experiencing this issue.

Elevators 1 & 3-New: We now have two modernized elevators!

Elevator Button: The new hall station on the right will call the new elevators 1 & 3.

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.

Service Elevator: When an elevator is reserved, we lock it down to independent service mode. In the lobby, you will see an "IN" flash indicating that it is in independent mode, and the doors will hold open. If you notice this, please do not take the elevator, as it is likely that someone has reserved it for a move or delivery.

Elevator Modernization: H&C is replacing the elevator equipment, updating the cab interior, and painting the door frames. Two crews will work morning and evening shifts. 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 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.

Holiday Season—Garage Theft: Please be aware of suspicious activity. The holiday season is coming up and is a popular time for theft. We've had some trespassers around the building, but our staff has been doing a great job deterring and chasing them off. Please call security if you see anything suspicious. I also advise you not to leave valuables in your car and be aware of the space around you. Reporting the date and time you first notice broken glass, a missing license plate, an open door, etc., is a big help when retrieving video footage.

And FYI, vehicle repairs are not allowed in the parking lot, except for emergency repairs. If you see someone working on a car, please let us know, and we will confirm. If you are performing an emergency repair, please notify AWPS staff.

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 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.

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.

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.

Resident Reminders

Overnight Guest

Parking: Overnight passes take effect at midnight. Each unit is allowed six nights a month. The residents must sign for the pass to verify their guest.

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.

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.

Fire - Electrical Fire: Do not pour water on an electric fire. Water can carry electricity back to you and you could receive a deadly shock. Keep a type "ABC" (type C for electrical fires) fire extinguisher in the unit. If the fire is confined to an appliance, shut off the power at the main breaker. Your breaker panel should be in your kitchen closet for the 1-bedroom units and on the protruding wall of the hallway near your second bathroom for the 2-bedroom units. Please confirm the location of your breaker panel as some units may relocate their breakers during renovation. If the fire is too large and uncontainable, please pull on the fire alarm pull station (located near units xx00 and xx07) and call 911. Please also notify management so a building evacuation can be conducted. The evacuation meeting point is down the road at *A/a Wai Park*.

Labels found on fire extinguishers or what they treat

	Water	Foam spray	ABC powder	Carbon dioxide	Wet chemical
Class A (Ordinary combustibles)	✓	✓	✓	✗	✓
Class B (Flammable liquids)	✗	✓	✓	✓	✗
Class C (Electrical fires)	✗	✗	✓	✗	✗
Class D (Metals)	✗	✗	✓	✓	✗
Class K (Cooking oils & fats)	✗	✗	✗	✗	✓

Thank you for reading through my newsletter. Have a great weekend! -Tyra