



October 25, 2024

Happy Aloha Friday, Everyone! H&C has been adjusting the elevators based on our feedback, such as the volume of the elevator gong, the amount of time the door closes, squeaky door tracks, etc. Please let me know if you experience anything, and we can try to adjust. Thank you!

This weekend is the weekend before Halloween. Please be safe and responsible. Happy Halloween



Schedule

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Elevator

Reservations:

Tuesday 10/29,
Friday 11/1

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Elevator Mod:

May 13, 2024 -
Feb 10, 2025

Elevator 2 is down for modernization.

Temporary elevator rules are in effect.

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Drone Footage

Wednesday, Oct 30,
3:30 pm-4:00 pm

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Holiday, Veterans Day

Monday, Nov 11

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Window Cleaning

Wednesday, Nov 20-
Friday, Nov 22

Building Access: DO NOT LET STRANGERS IN and DO NOT ALLOW TAILGATING:

Do not let strangers into the building. Whether they say they are a delivery driver, a resident's friend, etc. The residents are responsible for providing access to their guests. Those who allow access to strangers then become responsible for that person. If you allow them to tailgate, you will become accountable for that person. We've had homeless people stealing from the mailboxes or wandering the halls. A crazy ex harassed a resident. We also had a DoorDash driver steal a resident's backpack in the hallway. You never know who you are dealing with. Do not let strangers in, and do not allow them to tailgate. You can inform them to use the callbox for access. AWPS staff will not let your guests into the building.

Unsanitary State: No one should be peeing or pooping on the property. Over the weekend, we found human feces splattered in the trash room, possibly thrown down the trash chute. We also consistently find pee on the garage stairs. It's very inconsiderate to our staff who must clean it.

Crossover Issues: Residents have been reporting crossover issues; the hot water is crossing into the cold line. If the entire zone is affected, it could be a building issue; if it is isolated to a certain fixture or unit(s), it could be a unit issue. Your fixture's cartridge or valve may need replacement. Signs of a failing cartridge or valve are that the water crosses over or fluctuates, the fixture leaks or the handle is hard to operate. Single-handled fixtures and the original Moen shower valves are commonly subject to crossover.

Elevators 1 & 3-New: DO NOT TRANSPORT BULKY ITEMS OR CONSTRUCTION MATERIALS IN THE REGULAR ELEVATORS. Please use the service elevator and schedule an elevator reservation. Those responsible for damaging the elevators will be financially liable for repairs.

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. Only move large items with 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 - Friday, 10:00 pm. Unauthorized vehicles will be towed. Guests may use stalls #33 & #34 on the weekends, and H&C observed Holidays only.

Drone Footage: On Wednesday, October 30, one of our contractors will use a drone to capture photos/videos of our building for their advertising. The contractor will follow all drone laws and regulations and will not film near the units. Please close your blinds or curtains for your privacy. Thank you.

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 suspicious activity, such as 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. Please let us know if you see someone working on a car, and we will confirm. If you are performing an emergency repair, please notify AWPS staff.

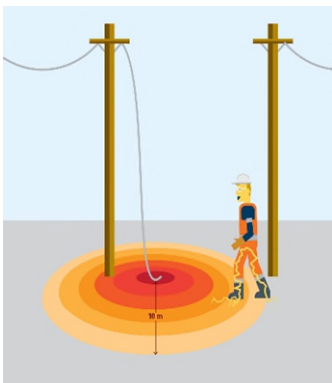
Recycle and Bulky Items:

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 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.

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. You will receive a violation and a fine if we discover who is doing this. Notices have been posted on the floor(s) experiencing this issue.



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.

Electrical Safety, Downed Power Lines: If a downed powerline is on the ground or a guardrail, assume they are energized. Stay at least 30 feet or more away and call 911. A live wire touching the ground will fan out in a pool and decrease strength the farther it travels from the center. A live wire touching a fence or guard rail can energize it for thousands of miles. Stay away from these structures if you are aware of a downed power line. A car touching a downed line will be energized. You must remain where you are and wait for help. However, if you must evacuate because of a fire or hazard, jump free of the car and land with both feet touching the ground at the same time. Make sure you do not touch the car when landing on the ground. Then shuffle your feet without lifting them until you are 30 feet away from the downed line.

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.

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