

Happy Aloha Friday, Everyone! I would like to wish Rey a happy anniversary! He has worked at Ala Wai Plaza Skyrise for 17 years as of October 2nd. Rey cares so much for this building and I'm sure you can see that it shows. Rey and Mark are always working hard to fix and improve the building. We are lucky to have him as our operations manager.

Schedule

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Elevator Reservations:

Saturday 9/28,
Wednesday 10/16,
Tuesday 10/29

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Elevator Mod:

May 13, 2024 - Feb 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.

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.

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.

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.

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: 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.

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.

Storage Purge: We are currently on floor 29 and are working our way down. 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.

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.

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.

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 - Grease Fire: Do not pour water on a grease fire. The grease floating on the top can splash and spread. Turn off the stove and smother the fire with a metal pan lid, wet rag, towel, or baking soda. You may also use a fire extinguisher. It is highly advised to have a fire extinguisher in your unit in an easily accessible location. There are fire extinguishers in the fire cabinets for emergency use as well. 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 Ala Wai Park.



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

Tyra Wallrabenstein, ARM
General Manager