



November 1, 2024

Happy Aloha Friday, Everyone! And happy early birthday to our security guard, Lei! 😊 I would also like to share that AWPS has been awarded Building of the Year for 2024. This year, we've had incredible building improvements such as the elevator mod, the driveway reseal, the AED install and staff training, parking deck repairs, with a few projects in progress such as the EV charger and a DSP replacement. We have an amazing productive board who always has the association's best interests, and our well experienced management executive, Lourdes; we also have a hard-working staff who care about the residents and building, and we have a great community of residents, owners, and agents. You all make my job easier, and I am very grateful to be a small part of this community.

### Schedule

#### Elevator Reservations:

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, Veterans Day

Monday, Nov 11

#### Window Cleaning

Wednesday, Nov 20-  
Friday, Nov 22

#### Pest Control

Thursday, Nov 21

#### Holiday, Thanksgiving & Black Friday

Thursday, Nov 28 &  
Friday, Nov 29

#### Recycle and Bulky Items:

**Recycle Bin Fine:** We will go back to our mixed commingle recycle bin on Monday, November 4. However, if you dispose of trash, appliances, bulky items, etc. in the recycle bin will receive a **\$100 fine**. If you dump trash or boxes outside the bin, you will receive a **\$55 fine** for dumping.

**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 be charged back the **\$55 fine**.

**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 request an elevator reservation when scheduling an appointment. Elevator reservations are allowed Monday-Saturday. Schedule your pick-up Tuesday-Sunday as 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.

**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:

**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.

#### Schedule:

Monday, December 9 - Friday, December 20, Paint Elevator 2 Doors/Doorframes

Thursday, January 9, State Testing and Fire Recall: temporary elevator disruptions and intermittent fire alarms.

Friday, January 10<sup>th</sup>, 2025, State Testing and Generator Test: a building power outage will be required for the generator test.

Monday, January 13 - Friday, February 7, Paint Elevator 1 & 3 Doors/Doorframes.

Monday, February 10, Final Review.

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**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.

**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.

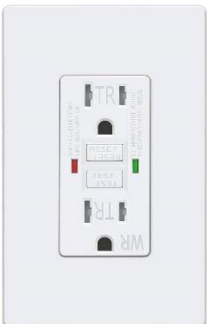
**Crossover Issues:** Residents have been reporting crossover issues; the hot water is crossing into the cold line. If the entire zone is affected, it could be a building issue; if it is isolated to a certain fixture or unit(s), it could be a unit issue. Your fixture's cartridge or valve may need replacement. 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-handed fixtures and the original Moen shower valves are commonly subject to crossover.

**Birds:** A resident on a mid-lower floor found dead birds on their lanai. First, no one should be feeding the birds. It can attract and grow the bird population, creating health hazards and a nuisance for your neighbors. Bird feces is all over the rails and floor and it is difficult to scrub off. Second, please do not poison the birds because now they are dying and falling to units below. This creates a health hazard and nuisance for your neighbor below.

**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, Ground Fault Circuit Interrupters (GFCI):** GFCIs should be used anywhere where a receptacle and water source are present, such as kitchens, bathrooms, laundry closets, circuit breakers, etc. Please use a licensed electrician to install circuit breakers and wall receptacle GFCIs. You can test your GFCI outlet monthly. To test your GFCI outlet, 1. Push the "RESET" button. 2. Plug in a nightlight or a similar device. 3. The light/device should be on. 4. Press the "TEST" button. 5. The light/device should be off. 6. Push the "RESET" button again. 7. If the light is on, your GFCI outlet works, if not, it is not working properly, and you are at risk of shock or electrocution.



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

**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.