



November 22, 2024

Happy Aloha Friday! Thank you to everyone who voted on the Christmas decorations. The Nutcracker theme won by just a couple of votes, but since I moved earlier this year and can't locate my decorations, Grinch theme it is. 🥰❤️🎄 The decorations are all set up in the office!

Guest Parking: All vehicles parked in guest parking should be signed in at the guest parking podium next to the office. If you fail to sign in, you will receive a violation, fine, or your vehicle could get towed away.

Residents may park in a guest parking space for a maximum of 30 minutes.

Schedule

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Elevator Reservations:

Wednesday 11/27

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No Elevator Reservations:

Tuesday, Dec 3

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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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Water Shutdown:

Tuesday, Nov 26
9:00 am - 3:00 pm
Floors 1-9
Stacks 04, 05, 06, 07

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Holiday, Thanksgiving & Black Friday

Thursday, Nov 28 & Friday,
Nov 29

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Window Cleaning

Postponed to December

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AWP Helicopter Delivery

December 3, 10:00 am. Our neighbor at Ala Wai Plaza has a helicopter delivery along University Ave. HPD will direct traffic.

Holiday Season

Packages: Please pick up your packages in a timely manner. We've been receiving a high influx of packages from Amazon. Maintaining the flow of packages will be key this holiday season. Please pick up your package within two days of delivery. We will post notices on your mailbox if we've accepted a package for you. If you fail to pick up your packages, we will return them to the sender.

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. No one should be working on a car in the garage. Please let us know if you see this, and we will confirm. If you are performing an emergency repair, please notify AWPS staff.

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 for their guests. Those who allow access to strangers then become responsible for that person. If you allow them to tailgate, you will be held accountable for that person. We've had homeless people steal from the mailboxes or wander 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.**

Water Shutdowns: When doing plumbing or construction work, you may request a water shutdown (all plumbing/construction over \$1000 will require Board approval). Here is more info on how water shutdowns work. Water shutdowns are permitted on Tuesdays and Thursdays from 9:00 am to 4:00 pm. Water shutdowns outside of these times are for emergencies only. Please schedule your water shutdown with management for at least four business days to give 72-hour notice to the other units affected. Please let us know what fixtures will be affected, as we can shut down certain areas of the building at a time.

Pay attention to the zone, stack, and fixture affected by water shutdown notices.

Zone: Horizontal divisions in the building. Usually, I will indicate the floors to make it easier for you.

- Zone 1: Floors 1-9 (downstairs bath)
- Zone 2: Floors 9 (upstairs kitchen)-19 (downstairs bath)
- Zone 3: Floors 19 (upstairs kitchen) -28 (downstairs bath)
- Zone 4: Floors 28 (upstairs kitchen)-PH

Stack: Vertical division in the building according to the last two digits of your unit number.

- Stacks: 00, 01, 02, 03, 04, 05, 06, 07
 - PH 1: aligns with stacks 00, 01, 02, 03
 - PH 2: aligns with stacks 04, 05, 06, 07

Fixtures: Bathroom, Second Bathroom, Kitchen, Washing Machine

Elevator Hall Station Installation: Tuesday, November 26th, the elevator technicians will install the new hall stations on each floor. Private floor owners/residents, the morning crew will install the plate and buttons, the night crew will pull the wires.

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 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.

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.

Bike Cage & Lockbox Review: We reviewed the bike cages and lockboxes. Notices have been posted on items that are not registered and will be removed in January. Please ensure you register with management.

Cat Litter: Please double bag your cat litter. On multiple occasions, residents either do not bag their cat litter or the bag bursts on impact causing the litter and feces to spread all over the trash room. Please help our hard-working maintenance team and double bag your cat litter. And do not flush the cat litter.

Window Cleaning Rescheduled: Due to the windy weather in the last few weeks, the window cleaners are behind schedule. They will postpone our service to December. A new date will be posted as soon as we are notified.

Security & Staffing

This week, we conducted an internal investigation regarding the security guard involved in the recent shooting incident. To prioritize the safety of the association's residents and employees, as well as to maintain the quality of our services, we have terminated two guards.

We urge all residents to remain vigilant and report any suspicious activity to HPD. The three people in the photo were either involved in the incident and/or were terminated. They are not allowed on the property.

During this transitional period, a temporary guard service will be in place until we can secure qualified replacements. We appreciate your understanding and continued support during this time. If you know anyone with a guard card looking for security work, please let me know.



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

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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.

Guest Parking: All guests must sign in at the podium. Failure to do so may result in a violation, fine, or tow. Residents are allowed 30 minutes in guest parking.

Quiet Hours: 9:00 pm - 8:00 am

Service Elevator Use (Elevator Mod Rules): Allowed Monday - 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.