



December 13, 2024

Happy Aloha Friday! I hope you all had a great week. Beginning, Monday, December 16, a painter will paint the doors and door frames. The painter will be granted access to the private floors to complete the work. A schedule will be available. More information is below under Elevator Mod, Painting.

Schedule

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Elevator Reservations:

Thursday 12/19,
Wednesday 1/15

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Elevator Mod:

May 13, 2024 -
Feb 10, 2025

Elevator 2 is down for
modernization.

Temporary elevator
rules are in effect.

—
Elevator Painting

Dec 16, 2024 -
Feb 10, 2025

—
Window Cleaning

Monday, Dec 16 -
Tuesday, Dec 17

\$52.36 per lanai window

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Pest Control

Thursday, Dec 26

—
Holiday, Christmas

Wednesday, Dec 25

—
Holiday, New Year

Wednesday, Jan 1

—
DSP Replacement

Jan 13 - Feb 14

Dry Standpipe (DSP) Replacement: As we wrap up the elevator project, we will begin the dry standpipe (DSP) replacement. The DSP is in the makai stairwell near the 00 units. The repairs will be noisy; the contractors must drill or cut into concrete and metal pipes. We expect the replacement to take a month from January 13th to February 14th.

Staff Holiday Fund: Thank you to those who give gifts to the staff during the holidays. Your thoughtful gifts and words of thanks are always appreciated by the team. Please know that any gifts to the staff will be split equally. Those who gift checks, please write it out to cash or my name. The bank does not allow me to cash checks for the staff if addressed to AWPS/AWPS staff. If you plan to individually address the staff, we have Rey (operations manager), Mark (maintenance), Seneca (admin), Anetone (security), and I.

Security Company: We are now working with a security company, Signal Security, to fill in for the empty shifts. They wear blue security shirts. Security guards Jim and Kevin have been working here for about a week now; please welcome them and introduce yourself when you see them around. In addition, please expect them to ask for ID when confirming residency for package pickups or when in the garage until they become more familiar with you and the building.

100% Hurricane Coverage: The Board approved 100% hurricane insurance coverage. You may inform your mortgage/insurance companies. The updated insurance summary will be on the owner's website.

Window Cleaning Rescheduled: It was too windy this week, so window cleaning had to reschedule again to **Monday, December 16 and Tuesday, December 17**. On Monday, the window cleaners will clean the inaccessible windows for the 00 units and all units who requested lanai cleaning. On Tuesday, a ground crew will clean all kitchen windows for the one-bedroom units. Please close your shades/blinds for privacy.

Holiday Season:

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.

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.

Building Access: Residents are responsible for providing building/unit access to their guests. AWPS staff and security will not provide access. However, residents may let guests in through the call box.

Call Box: Please look up your last name, first initial using the A & Z buttons, then press call. On your phone, you should receive a call. Answer the phone then press number nine (9) to unlock the door. We have a call box at the front entrance and the ground floor garage entrance.

Resident Registration: New (all) residents must register with the management office. Please ensure you submit the registration forms, a copy of the lease if renting, and the optional forms (packages, storage, emergency key) before moving in. We will not allow elevator reservations without the registration form.

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.

Painting: A painter will paint the elevator doors and doorframes beginning Monday, December 16, and will conclude on February 10. Each elevator will be painted one at a time.

Elevator 2: Monday, December 16, 2024 - Wednesday, January 8, 2025
No painting between December 25, 2024-January 1, 2025

Elevator 1 & 3: Monday, January 13, 2025 - Monday February 10
No painting on MLKJ Day, Monday, January 20, 2025

Front Driveway Traffic: Please be mindful of others in the driveway. Uber drivers, friends, DoorDash drivers, etc. tend to park in the driveway waiting for residents or dropping off orders. Please instruct them to park in an open stall to allow a flow of traffic. No vehicles should be blocking the driveway at any time.

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.

Smoking: Although smoking is permitted inside the unit, any smoke or odors that disrupt a neighboring unit and subject to a violation and/or fine. Smoking in the common areas is prohibited. Please smoke off the property on the sidewalk. In addition, the use of recreational marijuana is prohibited.

Beehive Rescue

Recently, we had to cut a rotten tree behind the garage. When we cut the tree, we found a beehive inside the stump. Today we had a bee rescue company rescue the hive and place it inside a beehive box which will be transported to an apiary in Waimanalo.



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.

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.