



**December 24, 2024**

Merry Christmas Eve! I hope you all enjoy your time with family and friends this week. The office will close early today on Christmas Eve, Tuesday, December 24<sup>th</sup>. The office will be closed on Christmas Day, Wednesday, December 25<sup>th</sup>. Please contact security for immediate assistance at (808) 343-3525.

## Schedule

### Elevator Reservations:

Thursday 1/2,  
Wednesday 1/15

### 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

### Elevator State Testing

Wednesday, Jan 8 -  
Friday, Jan 10

### Pest Control

Thursday, Dec 26

### Holiday, Christmas

Wednesday, Dec 25

### Holiday, New Year

Wednesday, Jan 1

### DSP Replacement

Jan 13 - Feb 14

**Christmas Tree Bin:** We will have a Christmas tree bin in the loading zone for green waste disposal between Monday, December 30<sup>th</sup> to Friday, January 10<sup>th</sup>. The Christmas tree must be clean and bare. Flocked trees or trees with tinsel will be rejected by the landfill and we will be fined for the tree. You may spray water on a flocked tree to remove the flocking. In addition, please do not dispose trash bags in the bin.

**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.

**Lanai Care:** Those who water their plants or clean their lanai, please be aware of the runoff or debris that fall below. Any water or debris that falls to units or the ground below could receive violations and fines as this is a violation of the House Rules. All plants should have a container under the pot to hold all excess water. Power washing the lanai or dumping excessive water is not allowed. Do not sweep dust and debris off the lanai, sweep it up in a dustpan.

Recently we discovered that a lanai had sitting water from watered plants. The algae and water fell to units below and the algae is now stuck on the lanai rails and walls below. We must now hire a professional cleaner to repel the side of the building to address the algae. The unit is responsible for cleaning.

**Access Panel Inspection:** If you are in a one-bedroom unit with a downstairs bathroom and bedroom, please confirm whether you have a metal access panel on your bathroom ceiling, your bedroom closet ceiling, or at the bottom of the stair's landing on the ceiling. The association would like to inspect these access panels to ensure proper function and maintenance.

**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.

**Spectrum Channel 900:** Did you know you can view video footage of the building's front entrance? If you go to channel 900 on your Spectrum cable box, you can receive live footage from the front entrance. A resident reported that they were unable to receive the channel, but I can receive the channel on the office's cable box. Please let me know if you can view channel 900 so we can address any issues if it is building related.

**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 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.

**Elevator State Testing:** Between Wednesday, January 8<sup>th</sup> to Friday, January 10<sup>th</sup>, we will have three state inspections for the new elevators. On Wednesday, we will test elevator 2 (currently down) for its regular safety inspection.

On Thursday, we will test the fire recall on all three elevators. There will be occasional alarms during testing and there may be times where only one elevator will be available for use.

On Friday, at 9:00am, we will begin testing for the generators. At some point, all three elevators will be down momentarily for testing.

**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:

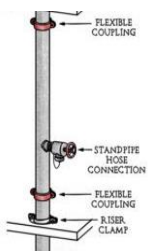
**New Elevator Reservation Rules:** We will have two working elevators during the project. New rules will apply to elevator reservations while we have two working elevators. From May 20, 2024, to February 10, 2025, reservations will be allowed on Mondays through Saturdays, 8:00 am to 4:00 pm. Saturday 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

**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.



**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 13<sup>th</sup> to February 14<sup>th</sup>.

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