



December 27, 2024

Happy Aloha Friday, Everyone.

The office will close early on Tuesday, December 31 for New Years Eve and will be closed on Wednesday, January 1 for New Years Day. You may contact security at (808) 343-352 for onsite assistance.

**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.

## Schedule

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### Elevator Reservations:

Saturday 12/28,  
Monday 12/30,  
Thursday 1/2,  
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.

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### Elevator Painting

Dec 16, 2024 -  
Feb 10, 2025

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### Elevator State Testing

Wednesday, Jan 8 -  
Friday, Jan 10

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### Holiday, New Year

Wednesday, Jan 1

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### DSP Replacement

Jan 13 - Feb 14

**Mid Low Zone Floors 9-19 PRV Overhaul:** Today, we attempted to the overhaul (clean and replace parts of) the pressure relief valve. However, we ran into some difficulties during the repair and were not able to drain all the water to access the PRV and complete the repair.

We will have to reschedule the overhaul for another day as it will require a full water shutdown. I apologize for the inconvenience this has caused.

**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.

**AC:** please service your Acs. Water that drips to units or the ground below is a violation of the House Rules. If you have a pan that collects the water, please do not dispose of the water over the lanai. You can purchase AC pan cleaner tablets to reduce AC condensation. We discovered algae along several lanai walls; it was from AC condensation that sat in a plastic bin that had recently cracked. The algae water fell to units below and the algae got stuck to the lanai rails and walls below. A cleaner had to repel the side of the building to access and clean the rails. The unit responsible

**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.

**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. If you are experiencing this issue, please call Spectrum and request that a technician check the cables for your unit. You can inform the Spectrum representative that a Spectrum technician checked the building's system and was able to confirm that the footage was going through.

**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.

**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 on **January 10**. Please ensure you register with management.

## 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 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. The painter has been prepping and sanding down the old paint. Originally, they were going to take a break between Christmas and New Year, but to ensure they stay on schedule, they will continue working. The painter will observe New Years. Painting will begin on January 2. The paint does have a strong paint odor, but the odor will go away once the paint begins to dry.

**Elevator 2:** Monday, December 16, 2024 - Wednesday, January 8, 2025

**Elevator 1 & 3:** Monday, January 13, 2025 - Monday February 10

No painting on MLKJ Day, Monday, January 20, 2025

**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.

**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.

**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.

Happy New Year! ✨ 2024 was filled with both challenges and accomplishments. We were fortunate to welcome new faces to our team, including Seneca, our admin, and Anetone, our security guard. At the same time, we bid farewell to our longtime security guard, Frumencio. This year also brought moments of joy and sadness. We celebrated the arrival of a few new babies into our community, yet mourned the loss of Mala, one of our original owners from 1971. A major highlight of the year was our building being named *Building of the Year!* This achievement reflects the hard work and dedication of our amazing board, who always prioritize the building's best interests, our diligent and hardworking staff, the expertise of our management executive, Lourdes, and, of course, you—our incredible owners, residents, and property managers. Thank you for your kindness, understanding, and support throughout the year. You truly make this community special. We look forward to another great year together in 2025 and remain here to support you in any way we can.

With Love,  
Tyra

