



January 10, 2025

Happy Aloha Friday, Everyone. The generator testing went well, and the elevators are up and running. We will continue to paint the elevators, which should be completed on February 10th. Thank you for your continued patience and understanding.

Schedule

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XMas Tree Bin

Pick Up: Tuesday Jan 14

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Elevator Reservations:

Monday 1/13,
Tuesday 1/14,
Wednesday 1/15
Thursday 1/16,
Friday 1/31,
Saturday 2/1,
Monday 2/3,
Tuesday 2/11,
Wednesday 2/12

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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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DSP Replacement

Jan 13 - Feb 14

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Water Shutdown

Thursday, Jan 16
9:00 am-12:00 pm
01/02 Washer

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Pest Control

Thursday, Jan 23
Individual Service is \$25

Christmas Tree Bin:

The bin will be in the loading zone until **Tuesday, January 14**. Those disposing of your trees and wreaths, please pick up and clean the loose pine needles left on the floor.

Elevator Painting: During painting, one elevator will be shut down to allow the painter to sand, prime, and paint elevators 1 and 3 for the next few weeks. There will be noise, and the paint does have a strong odor, but the odor will go away once the paint begins to dry.

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

- No painting on MLKJ Day, Monday, January 20, 2025
- Service elevator out for painting: Monday, January 27-Monday, February 10.

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 Reservation Schedule: 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.

Requirements: All reservations must use the **designated padded service elevator. DO NOT TRANSPORT BULKY ITEMS OR CONSTRUCTION MATERIALS IN THE REGULAR ELEVATORS.** Those responsible for damaging the elevators will be liable for repairs.

Elevator 3 Out for Painting: When the painter paints the service elevator, one of the regular elevators will be padded for elevator reservations. The regular elevator is smaller, and not all items will fit or be allowed in the elevator. Please coordinate with the office. The projected painting dates for elevator 3 will be between January 27 - February 10.

Dry Standpipe (DSP) Repair: The DSP is the pipe that supplies water to the fire hoses in the building. It is separate from the building's residential plumbing and will not require water shutdowns for repairs. Our DSP could not meet inspection requirements. It did not hold the water pressure long enough to pass as there were leaks throughout the pipe. We attempted some repairs; however, we concluded that the pipe would require replacement.

Schedule: The project will be between January 13 - February 14. The contractor will work from top to bottom. A schedule is posted at the office.

Noise: There will be excessive noise from drilling and cutting in the stairwell near the 00 units. The contractor's permitted work/noise hours are Monday-Friday between 8:00 am-5:00 pm. There will be no noise on the observed holiday, Martin Luther King Jr. Day.

Parking: Guest stall 31-36 are reserved for the contractors. No parking will be allowed Monday - Friday 6:00 am - 6:00 pm. Unauthorized vehicles will be towed.

Contacts: For questions, please contact the contractors from SageWater or the project managers from Native Technologies. I ask that you also cc me if you have any questions.
Robert Flores, SageWater: 808-271-7164 rflores@sagewater.com
Drew Cole, SageWater: 808-354-7425 dcole@sagewater.com
Aaron Trinidad, Native Technologies: 808-726-7646 at@nativetechs.com
Eric Valiente, Native Technologies: 808-724-2994 ev@nativetechs.com

Lock Box and Bike Cage Review: We have contacted all lock boxes and bikes in question. Nearly all lock boxes and bikes are accounted for. Thank you all for registering your items. Please see below if you would like to register your bike or lock box.

Bike Registration: Please send a photo of your bike and inform us which bike cage you would like to store your bike in. You will then receive the access code.

Lock Box Registration: Owners and Property Managers are allowed to store lock boxes on site. The lock box storage is located at the loading zone. Lock box storage forms are available at the management office.

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.

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.

Storage Purge: The guys are gradually working their way down and are on the 25th floor. As a reminder, we marked all items in violation with a red dot sticker. A notice is posted on each floor.

Please ensure your belongings comply with the House Rules. Common violations include

- Items not labeled with their name and unit number.
- Prohibited bulky items such as mattresses, appliances, and large furniture.
- One unit is using up more than their fair share of space. You will be asked to remove or consolidate your belongings.

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. 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.

Please scan the QR code



C&C Refuse Division
Bulky Item Disposal Links

Bulky Item Pick Up Appointments:

It is prohibited to discard bulky items on the curb or in the common areas. Please scan the QR code to schedule an appointment or locate a landfill.

Scheduling Tips

- Schedule your appointment **2-3 weeks in advance**.
- Enter "555" in the second box that says, "House Number."
- Search your unit #.
- Please schedule your pickup on **Tuesday-Sunday** if possible so you can schedule an elevator reservation on Monday-Saturday.
- Notify the office of your bulky item appointment and schedule an elevator reservation.

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

Tyra Wallrabenstein