



January 17, 2025

Happy Aloha Friday, Everyone! On Monday, January 20, the office will be closed in observance for Martin Luther King Jr Day. The following day, Tuesday, January 21, the office will be closed at 4:00pm as Seneca will be out for the day.

On Thursday, January 23, we will not allow elevator reservations. We cannot shut down the elevator for individual use. The painter will paint elevator 1 on this day and will require the use of two elevators when painting some floors.

Schedule

—

Elevator Reservations:

Friday 1/31,
Saturday 2/1,
Monday 2/3,
Wednesday 2/12

—

No Elevator Reservations due to Painting

Thursday, Jan 23

—

Elevator Painting

Dec 16, 2024 -
Feb 10, 2025

—

DSP Replacement

Jan 13 - Feb 14

—

Office Closed Martin Luther King Jr. Day

Monday, Jan 20

—

Pest Control

Thursday, Jan 23
Individual Service is \$25

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

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: Monday, January 13, 2025 - Monday January 27, 2025

- No noise on MLKJ Day, Monday, January 20, 2025. The painter will prep for painting but will not sand or make noise.
- **NO ELEVATOR RESERVATIONS ON THURSDAY, JANUARY 23**
The painter will paint elevator 1 requiring the occasional use of two elevators.

Elevator 3: Monday, January 27, 2025 - Monday, February 10, 2025

- The service elevator will be unavailable. Elevator reservations will require the regular sized elevators:

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
Reservation Schedule: 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.

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.

Dogs in the Common Area: This week, we found five large piles of dog feces in the back yard. This is extremely disappointing to see the lack of consideration and respect for the other residents and the building. We cleaned the feces and thoroughly rinsed the area. Failure to comply with the rules below is subject to a violation, fine, or removal of the assistant animal or pet.

Registered Assistant Animal: The only pets allowed at the building are cats, caged birds, or fish (two pets or 15-gallon tank allowed). Dogs are not permitted at the building unless they are a registered and Board approved. Please provide all required documents for approval.

On Leash: All assistant animals must always be on short leash while in the common area.

Yard: The yard is here for the residents to enjoy. If you bring your assistant animal to the yard or pool, your assistant animal should be next to you for the purpose of aiding the residents. You are not allowed to take your assistant animal in the back yard for the purpose of running, playing, or using the bathroom.

Unsanitary State: Any mess made in the common area (the hallways, elevator, yard, pool, grass, parking lot, stairs, etc.) by your assistant animal, you are responsible for cleaning it up immediately. Pick up any poop and disinfect the area. Rinse any pee/poop with water until it is completely rinsed away.

No Pool Use: Assistant animals are not allowed in the pool. We found excessive amounts of hair recently and believe it could have been from a dog. This can clog our pool filter and create issues with the pool.

Homeowners (HO6) Insurance Policy: Upon renewal of your HO6 policy, please send your policy to our insurance company, Insurance Associates, at HO6@insuringhawaii.com to confirm coverage. The insurance company will no longer add new policies to the master policy. With the deductible for water loss at \$75,000 per unit and \$75,000 for all other losses, please ensure you have at least \$75,000 in building/dwelling or loss assessment coverage. Those responsible will be liable for all costs below the deductible. Please contact your insurance agent to confirm appropriate coverage. Since the renewal of our master policy, the association now has 100% hurricane coverage. A copy of the insurance summary is on the owner's website.

Smoking: Although smoking is permitted inside the unit, any smoke or odors that disrupt a neighboring unit are 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.

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

- Book 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

Email: awpsmgr@gmail.com

Office: (808) 955-7707

Security: (808) 343-3525