



January 24, 2025

Happy Aloha Friday, Everyone! Today, we will release elevator 1 as the painter has now completed two out of three elevators. Woo! We will have all three elevators up for the weekend, then on Monday, January 27, elevator 3 (the service elevator) will be shut down for painting. Please see below for more information for elevator reservations during painting. Thank you.

Schedule

Elevator Reservations:

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

Elevator Painting

Dec 16, 2024 -
Feb 10, 2025

Service Elevator Unavailable due to Painting

Jan 27, 2025 -
Feb 10, 2025

DSP Replacement

Jan 13 - Feb 14

President's Day Holiday, Office Closed

Monday, Feb 17

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.

- **Current Status:** The contractor is about a day and a half behind due to equipment failure. On Monday, they will be around the 27th floor rather than the 24th floor.

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.

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: The painter has elevator 3 left to paint. There will be noise, and the paint does have a strong odor temporarily until it dries.

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

- **The service elevator will be unavailable.** One of the regular elevators will be padded for elevator reservations. The regular elevator is smaller (50" x 68.5" x 90"), and not all items will fit or be allowed in the elevator. Please coordinate with the office.

Elevator Reservation Rules: We will have two working elevators during the project. New rules will apply to elevator reservations while we have two elevators in service.

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 who damage the elevators will be **liable for repairs.**

Storage Purge: Rey and Mark are still working on the Storage Purge. They will soon be on the 23rd floor. Please ensure all items are in compliance 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.

Pedestrian Safety Letter to Mayor: We've received some safety concerns about our intersection just outside the building on Kapiolani Blvd. and University Ave. We've witnessed and experienced multiple car accidents and close calls. The pedestrian walkways are not the safest as there are multiple blind spots along Kapiolani Blvd. We would like to present these concerns to the mayor. If you've witnessed or experienced any issues at the intersection, please let me know and I would like to add it to the letter. Thank you.

Dogs in the Common 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 resident. 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.

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