



January 31, 2025

Happy Aloha Friday, Everyone. I hope you were all able to stay dry yesterday. If you encounter any emergencies, please call the office or security after hours. We will assist you with the best of our abilities or guide you to the right resources. Stay safe. Aloha!

Schedule

Elevator Reservations:

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

Service Elevator Unavailable due to Painting

Jan 27, 2025 -
Feb 10, 2025

DSP Replacement

Jan 13 - Feb 14

Water Shutdown

Fl 1-9, 03/04 Stack
Bathroom & Kitchen
Tuesday, Feb 4

President's Day Holiday, Office Closed

Monday, Feb 17
9:00 am - 11:00 am

Storm: With the rainy and windy conditions, please consider taking extra precautions.

- **Lanai:** Ensure your lanais are free of debris. Clogged drains can flood your lanai and your unit. I have witnessed this twice. We have a tool (long skinny stick) to unclog your lanai drains. Please feel free to visit the office to use the tool.
- **Windows:** Please ensure your windows are closed and sealed well. The higher floors get a lot more wind. Consider installing impact resistant window film or storm shutters if necessary.
- **Sealing & Glazing:** Units are responsible for the windows/doors and window/door frames. Please ensure you maintain your windows to prevent leaks into the unit. Check the weather stripping, sealant, etc.

Kapiolani Road Work: The road work on Kapiolani Ave. has resumed. Please expect traffic around 8:30 am - 2:30 pm.

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 has adjusted their course of action. They are currently chipping the concrete first. They should be working on floors 12-8 tomorrow and will finish chipping floors 7-1 by Tuesday. After this, the worst of the noise will be complete. The contractor will be back to their regular schedule for installation. Occasional noise will still occur.

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

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.

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.**

Amazon Scam?: One of the residents reported that a package that they did not order was delivered to their unit with their name and address. After contacting Amazon, this could be a possible scam. Someone duplicated the resident's Amazon shipping label with the same order number and shipping information. Their item in that order was already delivered in a separate package. Amazon warned the resident not to scan any labels/barcodes or input any personal information if instructed to by the product. Please be cautious of any scams like this. Thank you.

Water Shutdowns: When doing plumbing or construction work, you may request a water shutdown (all plumbing/construction over \$1000 will require Board approval). Here is more info on how water shutdowns work. Water shutdowns are permitted on Tuesdays and Thursdays from 9:00 am to 4:00 pm. Water shutdowns outside of these times are for emergencies only. Please schedule your water shutdown with management for at least four business days to give 72-hour notice to the other units affected. Please let us know what fixtures will be affected, as we can shut down certain areas of the building at a time. Pay attention to the zone, stack, and fixture affected by water shutdown notices.

Zone: Horizontal divisions in the building. Usually, I will indicate the floors to make it easier for you. • Zone 1: Floors 1-9 (downstairs bath) • Zone 2: Floors 9 (upstairs kitchen)-19 (downstairs bath) • Zone 3: Floors 19 (upstairs kitchen) -28 (downstairs bath) • Zone 4: Floors 28 (upstairs kitchen)-PH

Stack: Vertical division in the building according to the last two digits of your unit number. • Stacks: 00, 01, 02, 03, 04, 05, 06, 07 o PH 1: aligns with stacks 00, 01, 02, 03 o PH 2: aligns with stacks 04, 05, 06, 07

Fixtures: Bathroom, Second Bathroom, Kitchen, Washing Machine

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

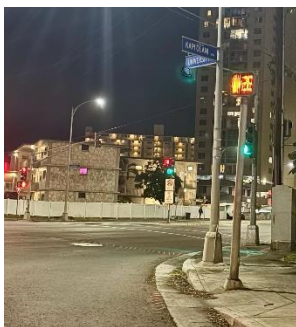
Service Elevator Use

(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.



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. I am also happy to include any suggestions you think would be helpful to the issue. Thank you.

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