



January 6, 2025

Happy Monday, Everyone. I'm sorry I couldn't send out my newsletter on Friday. Please see below for upcoming events and information.

## Schedule

### XMas Tree Bin

Tuesday Jan 7 –  
Tuesday Jan 14

### Elevator Reservations:

Wednesday 1/8,  
Wednesday 1/15  
Thursday 1/16,

### Elevator Mod:

May 13, 2024 –  
Feb 10, 2025

Elevator 2 is down for  
modernization.

Temporary elevator rules  
are in effect.

### Elevator Painting

Dec 16, 2024 –  
Feb 10, 2025

### Elevator State Testing

Elevator Availability is Limited  
Tuesday, Jan 7 –  
Friday, Jan 10

### DSP Replacement

Jan 13 – Feb 14

### Pest Control

Thursday, Jan 23  
Individual Service is \$25

**Christmas Tree Bin:** Some may have noticed that we don't have the Christmas tree bin. The refuse company attempted to deliver the bin to the building across the street. We had to reschedule the drop off which will be tomorrow, **Tuesday, January 7**. The bin will be in the loading zone for a week. The pick-up will be on Tuesday, January 14.

**Elevator State Testing:** Between Tuesday, January 7 to Friday, January 10, we will have three state inspections for the new elevators.

**Tuesday, January 7, 9:30 am - 10:00 am:** The elevators are out of service for wiring and programming. **ALL THREE ELEVATORS WILL BE OUT OF SERVICE FOR ABOUT 30 MINUTES BETWEEN 9:30-10:00 AM.** Please plan accordingly.

**Wednesday, January 8, 7:30 am - 3:30 pm:** Elevator 2 will be out for the state inspection.

**Thursday, January 9, 8:00 am - 4:00 pm:** Elevator fire recall testing. **Expect noise from the fire alarms and elevator delays.** The fire technicians must test each elevator on each floor requiring the elevators to recall to the ground floor each time. **THE ELEVATORS WILL BE RECALLED TO THE GROUND FLOOR AT LEAST 37 TIMES.** If you are in the elevators and they go to the ground floor rather than your selected floor, you may attempt again or you may take the stairs.

**Friday, January 10, 9:00 am -1:00 pm:** Elevator generator testing. **Expect elevator delays.** While testing the elevators and generator, all three elevators will be on emergency power (from the generator). **ALL THREE ELEVATORS WILL BE UNAVAILABLE FOR LONG PERIODS OF TIME DURING TESTING.** The technicians will run multiple tests which will require all three elevators out of service at some point. If all goes well, testing will be done within **two-three hours.** Please plan accordingly.

**Elevator Painting:** Elevator 2's painting job is nearly complete. The painter will finish this week and continue to work on elevator 1 and 3 for the next few weeks.

The painter will follow the same process of sanding, priming, and painting the elevators. 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 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
- 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.

**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.

**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.

**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.

**Storage Purge:** The guys are gradually working their way down and are on the 25<sup>th</sup> 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. 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.

January 2nd - January 10th	Mobilization
13-Jan-25	Roof
14-Jan-25	38th Flr
15-Jan-25	37th Flr
16-Jan-25	36th Flr
17-Jan-25	35th Flr
20-Jan-25	34th Flr - 33rd Flr
21-Jan-25	32nd Flr - 31st Flr
22-Jan-25	30th Flr - 29th Flr
23-Jan-25	28th Flr - 27th Flr
24-Jan-25	26th Flr - 25th Flr
27-Jan-25	24th Flr - 23rd Flr
28-Jan-25	22nd Flr - 21st Flr
29-Jan-25	20th Flr - 19th Flr
30-Jan-25	18th Flr - 17th Flr
31-Jan-25	16th Flr - 15th Flr
3-Feb-25	14th Flr - 12th Flr
4-Feb-25	11th Flr - 10th Flr
5-Feb-25	9th Flr - 8th Flr
6-Feb-25	7th Flr - 6th Flr
7-Feb-25	5th Flr - 4th Flr
10-Feb-25	3rd Flr - 2nd Flr
11-Feb-25	1st Flr
12-Feb-25	14-Feb-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 as 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. Please refer to the schedule (also available 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.

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