



February 27, 2025

Happy Thursday, Everyone! I hope you had a great week. I will be out of the office on Friday, February 28. My friend is getting married, and I am in her bridal party, so I'll be out of town until Sunday. Please contact the security phone for on-site assistance at (808) 343-3525. I would also like to wish a happy belated birthday to Seneca! Seneca has been a great addition to our team, and we wish them a great birthday. 🎉🎂

Tree Trimming: We will be trimming the trees in the yard. Stalls 3-7 will be closed off for the tree trimmers and their equipment. The yard will be closed for your safety.

Elevator Painting: All three elevators have been turned over and are available for use. However, there are some touch ups still required, and the painter will address the touch ups on Thursday, February 27 between 11:00 am-2:00 pm, then return on Monday-Wednesday between 2:30 pm- 5:00pm. While the painter completes the touch ups, certain elevators will be shut down. We may deny elevator requests during these hours.

Elevator Reservations: Now that we have restored all three elevators, we have returned the elevator reservations back to their usual rules. Elevator reservations are allowed Monday- Saturday, 8:00 am - 5:00 pm. No Sundays or Holidays.

Those who use the service elevators or regular elevators to transport bulky items are at risk of damaging the elevators or causing them to shut down. You will receive violations or fines for improper elevator use and will be liable and charged back for any damage or service calls to the elevator company. Service calls begin at **\$450.00**.

Bulky Items: It is prohibited to discard bulky items on the curb or in the common areas. Fines for dumping begin at **\$55.00 per item**. The common areas are covered by surveillance cameras.

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 pick up 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.

Recycle Bin: Please place all recyclable items in the recycle bin located on the first floor in the garage next to the security booth and shopping carts.

Recyclable Items:

- Paper: flattened cardboard, cereal boxes, newspaper
- Plastic: bottles and jugs with necks (please empty the bottles and remove caps).
- Aluminum: cans (please empty and rinse).
- Cartons: food & beverage cartons (please empty and remove caps).

Prohibited Items (may face a \$100 fine per item):

- Glass
- Plastic bags/wrapping
- Food and liquid waste
- Foam/Styrofoam
- Clothes
- Bulky items
- Appliances, etc.

Do not place overflow or non-recyclable items on the ground. Take them to the dumpsters in the trash corral by the loading zone.

Schedule

Elevator Reservations:

none

Regular Board Meeting

Thursday, Feb 27, 5:30 pm via Zoom

GM Out

Friday, Feb 28

Elevator Interruptions for Paint Touch Ups

March 3 - March 5

Annual Board Meeting (Date Change)

Thursday, March 27, 5:30 pm, AWPS Yard, Check-In at 5:00 pm

Window Cleaning

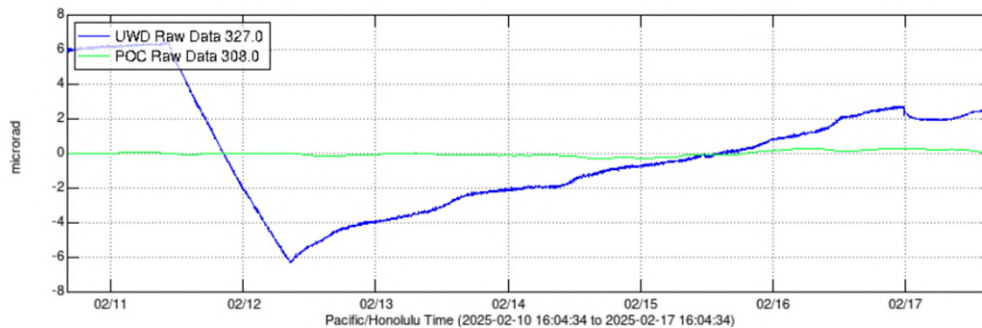
April 3 - April 4

Toilet Tank Overflow, Faulty Flapper: We've recently had a couple toilet tank overflows due to the flapper. If the flapper isn't sealing properly, water will continuously leak into the bowl, causing the tank to overflow and possibly overflow. If you have been having issues with your flapper or any water fixture (shower valve/spout/handle leaking, sink leaks, toilet back up, etc.), please call a plumber to inspect the fixture and address the issue before a major leak occurs. You will be liable for all damage caused by your unit's fixtures.

Smoke Detector: As a reminder, smoke detectors are required in the unit outside each bedroom for the Life Safety Evaluation requirements. But you should also have a smoke detector in your kitchen and in each bedroom. The association performs an annual smoke detector inspection to ensure compliance. Please ensure your smoke detectors work. You should test them once a month.

Kilauea Eruption & Vog: One of our residents is a volcanologist. So cool! I asked if she could share more information and links on Kilauea. She explained, "Since December 2024, Kilauea volcano has already had 9 eruptive episodes. It is currently paused, but if you check the blue line in the graph below (represents tilt/ground deformation) we can see it is going up - which suggests the volcano has been inflating since Feb. 12 and will likely erupt again soon. Every time there is an eruption, it is also accompanied by elevated gases emission, such as water vapor, carbon dioxide and sulfur dioxide, which are released into the atmosphere causing this hazy air pollution called VOG. "

Electronic Tilt at Kilauea Summit and East Rift Zone - Past Week



Building Updates: As we finish up our bigger projects, we will make smaller improvements around the building this year too. We to update a few items like our lobby and the garage speed bumps, and we will finally add an EV charger. Earlier this month, we received our new lobby benches and placed the old benches on the 3rd and 4th floors for residents to use while they wait for the elevators. Please feel free to provide feedback on the benches on the 3rd and 4th floor. I know some were worried that it might be a tight fit with their shopping carts. We are aware the speed bumps need attention, and plan to address them this year. In addition, the Board approved the installation of an EV charger last year. We will have a dual (2) port DC fast charger located at stalls 9 & 10 in the loading zone. We are currently waiting for DPP to approve our permit. More info on the chargers to come. For other capital improvement projects this year and years to come, please view the annual budget shared with all owners at the end of last year. A copy is available on the owner's website.

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

👉 Tyra

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

Allowed Monday - Saturday, 8:00 am to 5:00 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.