



February 7, 2025

Happy Aloha Friday, Everyone. I would like to wish Mark a happy anniversary. He has been working for the association for five years, and we are so appreciative for all he does. 😊 Mark is our maintenance/custodial worker (with the long hair) who you may see cleaning the garage on Mondays or cleaning the building throughout the week. Today, the office will close at 3:00 pm. Seneca is out, and I must pick up files by 3:30.

Schedule

Elevator Reservations:

Wednesday 2/12

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

Water Shut Down

Tuesday, Feb 18
9:00 am - 1:00 pm
Floors 1-9, 06/07 Stack
Bath & Kitchen

Pest Control

Wednesday, Feb 26
Individual Service, \$25

Regular Board Meeting

Thursday, Feb 27,
5:30 pm via Zoom

Annual Board Meeting

Tuesday, Mar 25,
5:30 pm, AWPS Yard

Window Cleaning

Apr 3 - April 4

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 plumbers are ahead of schedule and will be testing the DSP next week. If all goes well, they will start closing the holes drilled.

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

Pest Control: We usually have pest control service on the fourth Thursday of every month; however, the technician must reschedule, and we will be serviced on

Wednesday, February 26 instead. We will post the notices and the sign-up sheet the week before.

Individual service is \$25 payable to Integrated Pest Management. The technician sprays around the bathroom, kitchen, doorways, and any other location requested in the unit.

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

Spectrum Scam: Two residents reported a local number contacting them, claiming they are from Spectrum, and requested to upgrade their cable services. When we asked Spectrum about this, they informed us that Spectrum will not contact you first to upgrade any equipment. Spectrum confirmed that this is a scam.

Scam Safety: Please be careful and follow these safety tips.

- Don't answer unknown numbers.
- Hang up on suspicious calls.
 - o Do not talk to them. AI can use your voice to create voice messages that sound like you.
 - o Block the number.
- Register your phone number at the **National Do Not Call Registry**.
 - o Call [1-888-382-1222](tel:1-888-382-1222) on the phone number you want to register or visit <https://www.donotcall.gov> to register online.
- Do not give sensitive or personal information such as your SSN or credit card number to someone you do not trust or know over the phone.

Elevator Painting: The painter will finish up elevator 3 by the end of the day. The elevator will be released after review on Monday, February 10. The painter will come back for quick touch ups next week.

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.**

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.

Pedestrian Safety Letter to Mayor: I am finishing up my letter. Thank you all you responded to share their experiences and suggestions. I know the C&C plans to improve University Ave. and Kapiolani, but we want to encourage the C&C to begin this project sooner rather than later. In addition, we had some suggestions to add a flashing pedestrian walk light and remove or relocate some of the obstructions on the sidewalk that create blind spots on Kapiolani x University. So many good suggestions. Let's hope for the best. 🙌



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:

- Glass, plastic bags/wrapping, food and liquid waste, foam/styrofoam, clothes, bulky items, appliances, etc.

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

Tyra Wallrabenstein

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.