



April 11, 2025

Happy Aloha Friday, everyone! I hope you all had a great week.

We have a high-risk component inspection coming up later next month between May and early June. Please confirm availability with [info@paradiseinspectionshi.com](mailto:info@paradiseinspectionshi.com) and I. Failure to provide access to the unit could lead to violations and fines.

## Schedule

### Elevator Reservations:

Saturday 4/12,

### Water Shutdowns:

**Tuesday, April 15,**

**9:00 am-12:00 pm**

Fl 1-8, 00 Stack. All  
Fixtures.

**Thursday, April 17,**

**9:00 am-12:00 pm**

Fl 9-19, 00 Stack. Second  
bath/kitchen/washer.

### Pest Control

Thursday, April 24

Individual Services \$25

### High Risk Inspection

Monday, May 19 -

Friday, June 6

**High Risk Component Inspection:** We will perform a high-risk component inspection to review the units' plumbing and smoke detectors. The inspector will require access to the smoke detector(s) and plumbing fixtures: shut off valves, the bathroom and kitchen sinks, and washer and dryers.

Each unit will have a set date for the inspection. Access to the unit will be required. Please ensure the following locations are cleared of all personal items for the inspector.

- Bathtubs/showers
- Sinks
- Dishwasher
- Washing machine/dryer
- Toilet tank/bowl cover/lids

A notice was mailed out yesterday to all owners and residents and are posted around the building. They are also attached in this email. Thank you.

If you are unable to make your scheduled date, please contact

[info@paradiseinspectionshi.com](mailto:info@paradiseinspectionshi.com) and I to reschedule to your inspection. If you are unable to make any of the dates between May 19 - June 6, 8:00 am - 12:30 pm, you may reschedule to another date. However, the inspectors will charge \$100 for reinspection.

**EV Charger:** We've recently installed an EV charger; however, we are repainting the stall lines. The charger should be up next week if the weather is good for painting. The charger is located near the trash corral.

**New Security Guards:** We are transitioning back to in-house security. The security guards will now be wearing a light grey colored shirt with the AWPS logo.

We have a new guard named Freda who will work the swing shifts. Please welcome her when you see her. ☺

**ID:** Because we have new guards, please expect to be IDed to confirm residency. To add, all residential vehicles should have a decal sticker on the vehicle. The guards may request identification if your vehicle does not have a decal or is not registered.

**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

**Elevator Trouble Calls \$\$\$:** Please be aware of items on the elevator door tracks. Items that get stuck in the track will prevent the doors from closing and will cause the elevator to shut down. If you see something and can remove it from the track, we would greatly appreciate it.

Trouble calls to the elevator company begin at \$450.00 and can add up quickly if this becomes a regular occurrence. A small pebble and a piece of cardboard were stuck in the elevator track leading to two trouble calls. If we determine that someone has caused the elevator to shut down, that person will be responsible and will be charged back the bill.

**Bag Your Trash:** We've observed a lot of loose debris in the trash room and in the dumpsters. All trash should be bagged or double bagged/use a heavy-duty bag when disposing of trash or waste.

- **Double Bag Cat Litter:** Cat litter should always be double-bagged or placed in a heavy-duty trash bag to prevent spills. Recently, our trash room has been covered in loose litter due to thin, ripped bags. This creates a mess, causes drain backups, and makes cleaning difficult for our staff.
- **No Loose Trash:** Loose items should never be thrown down the chute or placed in the dumpster. When dumpsters are emptied, loose trash often falls onto the street, creating litter in on the streets and walkways.

**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.

**Changing Streaming Channel to 2493:** Spectrum informed me that they plan to change the community channel 900 to channel 2493. The stream will be on a different frequency. The transition should occur within the next month. I will keep you posted.

## **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.

**Board Approval:** Please check with management to confirm whether you need board approval. We will provide the requirements needed for approval.

Common items requiring board approval include

- **Assistant Animals/Medically Prescribed Accommodations:** The board requires a letter from a licensed health care professional or any other medic documentation required. Those with assistant animals must provide a photo and the name of the assistant animal.
- **Renovations/Repairs Exceeding \$1,000:** Any renovation exceeding \$1000.00 requires board approval. The contractor must submit the vendor policy form which requests all information and documents needed such as the contractor's license and COI naming AWPS as an additional insured and a copy of their license.
- **Window/Glass/ Tint Replacements:** Specs are available for reference. A vendor policy will also be required if over \$1000.00.
- **Lanai Enclosure:** Drawings from a licensed architect, a permit from DPP, a completed vendor policy form from a licensed contractor.



Thank you for reading through my newsletter. Have a great weekend. Mahalo, Tyra

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