

April 18, 2025



Happy Aloha Friday, Everyone! I wish you all a joyful and blessed Easter!
We have a high-risk component inspection coming up later next month between May and early June. Please confirm availability with Michelle at info@paradiseinspectionshi.com and I. If we missed your response, please follow up with us again.
Failure to provide access to the unit could lead to violations and fines.

Schedule

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Elevator Reservations:
Saturday 4/19

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Building Wide Water Shutdown
Tuesday, April 22
9:00 am - 2:00 pm

—

Pest Control
Thursday, April 24
Individual Services \$25

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Regular Board Meeting
Thursday, April 24, 5:30 pm, via Zoom

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Private Floor Review for HFD Compliance
Wednesday, April 30

—

High Risk Inspection
Monday, May 19 -
Friday, June 6

Water Valve Testing: We've recently discovered a frozen water shut off valve. We will need to test all water shut off valves to ensure they are working properly. A building wide water shut down will occur on **Tuesday, April 22, between 9:00 am - 2:00 pm**. The water will be restored once testing for your stack and zone are complete.

We will also need at least one unit from each stack and zone to confirm the water in the unit is shut off. If you are available on Tuesday, please let me know.

Floors 19-27, 00 stack, we will require additional attention to your water shut off valve.

High Risk Component Inspection: We will conduct a high-risk component inspection between **May 19 - June 6, 8:00 am - 12:30 pm** 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 dryer.

Each unit will have a set date for the inspection; a schedule is provided. 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

Reschedule: If you are unable to make your scheduled date, please contact info@paradiseinspectionshi.com and I to reschedule to your inspection. There are make-up days on June 5 and 6, or you may possibly schedule for another day between May 19 - June 6. If you are unable to make any of the dates or between May 19 - June 6, 8:00 am - 12:30 pm, or fail to provide access on your scheduled date, you may reschedule to another date. However, the inspectors will charge \$100 for reinspection. If you have not received word from Michelle or I, please follow up with us. There are a lot of different emails and threads to sort through. We want to make sure you are accounted for before the inspection.

Private Floor Review: Residents on the private floors, Management will review your foyers for HFD compliance on **Wednesday, April 30**. Ensure

- Appliances (fridges, water coolers, coffee makers, etc.) are **plugged into wall outlets** – not extension cords.
- **No extension cords** are used permanently.
- **No "piggy-backing"** of power strips or surge protectors.
- **No obstructions** near doorways, stairwell landings, or walkways (minimum **3 ft** clearance).
- **All doors must close automatically**. Trash and fire exit doors should never be propped open.
- **No combustibles or flammables** in electrical/mechanical rooms.

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. Our new guards include

Kyle, who works the weekend mornings,
Freda, who works most of the swing shifts
Keanu, who works the graveyard shifts.

Please welcome them when you see them. 😊

ID: Because we have new guards, please expect to be IDed to confirm residency. They may request an ID when picking up packages, entering the storage room, or

Vehicle Decals: All residential vehicles should have a decal sticker on the vehicle on the front (at least) and back windshield. This will allow the security guards to identify residential vehicles when driving into the parking lot. The decals must be visible. If you receive a notice from management, please address this as soon as possible. Decals are available at the office. The guards may request identification if your vehicle does not have a decal or is not registered.

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.



EV Charger: We've recently installed the EV charger! Our new dual-port DC fast EV charger (40 kWh) is located in the former loading zone near the dumpsters. Once live (targeting Wednesday, April 23, weather permitting), the area will be reserved strictly for EV charging. Unauthorized vehicles may be fined or towed. Residents, to get access, please email me and cc Seneca awpsofficeaa@gmail.com your desired email and phone number for your account. We will send you an invitation. You can download the Autel app as well. To ensure secure access for AWPS residents only, we must manually invite each person, so please be patient with us. We'll monitor usage the first month to improve scheduling and rates – feel free to share feedback!

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.

Thank you for reading my newsletter, I hope you have a great Easter weekend!

Mahalo, Tyra