



April 2, 2025

Happy Monday Everyone! I wish you all a great week.

I will be off island from Wednesday, April 2 to Sunday, April 6. Our crew will be here to assist you, and their contact details are listed below. If you send me an email, I will get back to you as soon as I am able to. If you send an email to Rey and Seneca, please also cc me. Thank you.

Security: (808) 343-3525, accessible 24/7

Office: (808) 955-7707, Seneca will be in 12:00 pm-5:00 pm.

Seneca: awpsofficeaa@gmail.com for elevator reservations, registration, etc.

Rey: awpsom@gmail.com for maintenance, emergencies, and all other issues.

Parking Stalls for Rent:

- **Roberta:** 2nd Fl, long term, \$150/m. Please contact (808) 387-1102
- **Brent:** 3rd Fl, \$150/m. Please contact brentkona@hotmail.com
- **Alex:** 1st Fl, two stalls available, month to month, \$150/m per stall. Please let me know.

Schedule

Elevator Reservations:

Tuesday 4/1, Monday,
4/7

Window Cleaning

Thursday, April 3 &
Friday, April 4

GM Out

Wednesday, April 2 -
Sunday, April 6

High Risk Inspection

Monday, May 19 -
Friday, June 6

Window Cleaning: Window cleaning will take place on Thursday, April 3, and Friday, April 4. Please close your curtains/blinds for your privacy.

- **Thursday:** The window cleaning crew will clean inaccessible windows, including elevator lobbies and two-bedroom kitchen and bedroom windows. They will also clean requested lanai windows (living room lanais and one-bedroom bedroom lanais, enclosed or unenclosed).
- **Friday:** The ground crew will clean all the one-bedroom kitchen windows.

Lanai window cleaning is available at an additional cost of \$52.36 per lanai. If you are interested, please submit a check to the office payable to World Wide Window Cleaning. Upon payment, you will receive a window cleaning sign to post on your window. Checks must be submitted by Wednesday.

Please note that window cleaning may be postponed in the event of strong winds or heavy rain.

EV Charger: We've recently installed an EV charger; however, we are still waiting to set up the software to ensure only residents can use the charger. The company will be setting up a walkthrough with us soon. In addition, we would like to readjust the lines to ensure there is more space for the vehicle and the charging port. The charger is located in the green stalls near the trash corral.

New Security Guards: We are transitioning back to in-house security.

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.

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. Last week and this week, 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.

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.

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.

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 medical documentation required. Those with assistant animals must provide a photo and the name of the assistant animal.
- **Renovations:** 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 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.

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. The notice and the schedule are attached

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 rest of your week. Mahalo, Tyra

Email: awpsmgr@gmail.com

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