

May 2, 2025



Happy Aloha Friday, Everyone! And happy Mei! 🌺  
Congratulations to all the college and high school grads that will be graduating this month!  
One of our residents, Moana, will be graduating tomorrow. Congrats Mo! 😊  
Below are a few important announcements. Please see below. Mahalo!

## Schedule

### Elevator Reservations:

Saturday 5/3, Monday  
5/5, Saturday 5/10,  
Tuesday 5/20

### Building-Wide Water Shutdown

Tuesday, May 6  
9:00 am – 2:00 pm

### Water Shutdown

Tuesday, May 13  
9:00 am – 12:00 pm  
Floors 28-PH, 02/03  
Stack

### High Risk Inspection

Monday, May 19 –  
Friday, June 6

### Water Shutdown

Thursday, May 22  
9:00 am – 12:00 pm  
Floors 19-27, 00 Stack

### Pest Control

Thursday, May 22  
\$25 Individual Service

**High Risk Component Inspection:** We'll be conducting a high-risk component inspection to review plumbing and smoke detectors between **May 19 and June 6, 8:00 am to 12:30 pm**. The inspector will need access to the following areas:

- Smoke detectors
- Shut-off valves
- Bathroom and kitchen sinks
- Washer and dryer
- Toilets (including tank/bowl lids)
- Bathtubs/showers
- Dishwashers

Each unit will have a designated inspection date – please check the schedule. If you need to reschedule, contact [info@paradiseinspectionshi.com](mailto:info@paradiseinspectionshi.com) and copy me on the email. Make-up days are available on **June 5 and 6**, or possibly another day within that period.

🚧 Please note missed appointments or failure to provide access will incur a \$100 reinspection fee.

If you haven't heard from Michelle or me, please follow up – we're sorting through a lot of emails and want to ensure everyone is accounted for.

**Dumping:** Today I received news that one of our residents dumped a bulky item in front of our neighbor's building. This is unacceptable and the person responsible will receive a violation and fine. To dispose of bulky items, you must [make an appointment or take them to a designated drop-off location](#). **Do not discard bulky items in the common area, the street, or neighboring buildings** without an appointment.

**Reporting Complaints:** If you experience an issue such as smoke, noise, or maintenance etc. (especially after hours) please report it directly to security. Security will document the incident and address it if possible. If further follow-up is needed, I will handle it the next business day. Please note, documenting issues *at the time they occur* is critical. In some cases, there may be little I can do if a complaint is submitted long after the fact.

**Smoking Policy:** While residents are permitted to smoke inside their own units, any smoke that affects neighboring units is a violation and may result in fines starting at **\$100**. If you are unable to contain smoke within your unit, you must smoke *off property*. Please remember that all common areas are strictly non-smoking.

I recently found a cigarette butt at the pool area, which may have been left by a guest. Residents, please make sure your guests are aware of our smoking rules—and all House Rules. You are responsible for your guests' behavior.

**Door Slamming:** We've received several complaints about excessive door slamming that is disturbing nearby units. If your door is difficult to close quietly, please have it serviced. Issues such as loose hinges or swollen wood may be the cause.

**Noise:** Quiet hours are from **9:00 p.m. to 8:00 a.m.** Please be considerate of your neighbors during these hours. Also, noise that is excessive may be addressed even outside of quiet hours if it causes significant disturbance.

**Mopeds:** All mopeds must be [registered with the management office](#).

Please be aware that mopeds are frequently used by thieves, often having already been stolen, so unregistered mopeds raise concern. We've recently observed a few unregistered mopeds parked in the garage, specifically on the island and not in assigned stalls. To avoid towing, ensure your moped is properly registered and clearly identifiable. Any unidentified mopeds parked in common areas may be subject to removal.

**Building-Wide Water Shutdown for May 6:** We will be conducting a necessary repair to a malfunctioning main hot water shut-off valve on Tuesday, May 6. This work is expected to affect the mid-high zone (floors 17-28) hot water only.

According to the building engineer, we anticipate isolating the shutdown to just those floors. However, if the repair requires broader access, a building-wide water shutdown (hot and cold) may be necessary. We recommend all residents prepare for a potential full water shutdown, just in case. Thank you for your understanding and cooperation.

**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
  - PH 1: aligns with stacks 00, 01, 02, 03
  - PH 2: aligns with stacks 04, 05, 06, 07

**Fixtures:** Bathroom, Second Bathroom, Kitchen, Washing Machine

**Toilet Flapper:** During recent plumbing inspections, we noticed that some toilet flappers don't fit properly. This can cause constant running water – leading to higher bills and possible toilet backups.

If you hear your toilet running constantly, please inspect your flapper or contact a plumber to fix it. Let's prevent water waste and potential flooding.

## **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.

## **Fire Safety Reminder**

We've had three separate fires occur within just one block of our building this year. This is a serious reminder to take every precaution to prevent electrical and grease fires, and to be prepared in case of an emergency in our building.

Most recently, a fire broke out at Iolani Court Plaza when a resident charged a portable speaker on their balcony using an extension cord. Rainwater caused the extension cord to short-circuit, starting the fire. This incident could have been avoided by following basic fire safety practices.

- **Always charge devices directly using wall outlets.**
- **Avoid using extension cords for long-term power needs**, especially for large appliances that generate heat (e.g., air conditioners, refrigerators, or water heaters).
- **Never place electrical items on balconies** or leave them exposed to sun or rain.
- **Use caution with devices containing lithium-ion batteries.** Store them in cool, shaded areas. Avoid overcharging, overheating, or exposing them to direct sunlight. If you notice any unusual odor, heat, swelling, leaking, color change, or odd noises, stop using the device immediately.

**For more safety tips, please review this [Emergency Preparedness Handbook](#).**



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

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