

May 16, 2025



## Schedule

### Elevator Reservations:

Monday 5/19, Tuesday  
5/20, Saturday 5/24,  
Tuesday 5/27, Saturday  
7/5

### 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

### Holiday, Memorial Day, Office Closed

Monday, May 26

### Window Cleaning

Thursday, June 12 &  
Friday, June 13

### Board Meeting


Thursday, August 21,  
5:30 pm via Zoom

Happy Aloha Friday, Everyone! I hope you all had a great week. Reminder that next week we will begin the High-Risk Component Inspection (HRCI). Unit access will be required. Failure to provide access will incur a \$100 reinspection fee. Your cooperation is essential to a quick and smooth inspection.

**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.

**Reserved Stalls for Inspectors:** Stalls 34-36 will be coned off and reserved for the three inspectors between **12:00 am - 1:00 pm** every weekday for the duration of the HRCI.

### Schedule, 5/19-5/23:

Monday 5/19: PH, floors 37-36  
Tuesday 5/20: Floors 35-34  
Wednesday 5/21: Floors 33-31  
Thursday 5/22: Floors 30-28, + requested unit  
Friday 5/23: Floors 27-25

**EV Charger Now Open!:** The EV charger is officially available for use. Please note the following guidelines:

- **Registration Required:** Only registered users may access the charger. It is *not* open to the public.
- **Guest Access:** Residents may also register guests for charger use. Guests may be charged at a higher rate.
- **First-Come, First-Served:** A reservation system is not currently in place. Use of the charger will be on a first-come, first-served basis.
- **Monitoring Period:** Charger usage will be monitored during the first month, and adjustments (reservations, rates, etc.) may be made as needed. Please share your suggestions with the charger for consideration.

### Charger Details:

- **Type:** Dual-port DC fast charger (can charge two vehicles simultaneously)
- **Output:** 40 kW
- **Charging Time:** Approximately 60-75 minutes to charge a 50 kWh EV to 80%
- **Rate:** \$0.54 per kWh

**Idle Fee Policy:** To ensure fair use among all residents, an idle fee will apply if your vehicle remains connected but is no longer charging. A **10-minute grace period** is allowed after charging ends. After that, an **idle fee of \$5 per hour** will be applied.

We appreciate your patience and understanding as we adopt this new charging system and become familiar with its features and usage. If you have any questions, please don't hesitate to reach out.

## **Fire Safety Reminder**

We've had three separate fires occur within 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.

### **Electrical Fires:**

- 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.

### **Grease Fire:**

- Never use water; pouring water can cause the fire to splatter and spread.
- Turn off the stove.
- Smother the fire with a metal pan lid, wet rag, towel, or baking soda.
- Use a fire extinguisher if the fire is not contained.

### **Be Prepared:**

- **Keep a Fire Extinguisher Handy:** Store one in an easily accessible location in your unit. (Fire extinguishers are also available in the fire cabinets for emergency use.)
- **If a Fire Becomes Unmanageable:**
  1. **Pull the Fire Alarm** at the nearest pull station (*Located near units xx00 and xx07*).
  2. **Call 911** immediately.
  3. **Notify Building Management** so a full evacuation can be coordinated.
  4. **Evacuation Meeting Point: Ala Wai Park**, located just down the road.

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

**Update Vehicle Information:** To help us maintain accurate records and ensure your vehicle can be identified in the event of an issue or emergency, please notify management of any changes to your vehicle information (e.g., new car, license plate, etc.).



**Trespassers:** If you observe a trespasser or any suspicious activity, please contact security immediately. Recently, a trespasser entered the garage on a stolen moped. He appeared to be surveying the area and parked the moped behind a resident's vehicle in an attempt to blend in. Fortunately, staff intervened and escorted him off the property.

Stay alert and help us keep our community safe.

**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.

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

## **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.