



June 13, 2025

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

Thank you all for your cooperation during the HRCI. We achieved a 93% completion rate, and we're pleased to report that many units were in good condition, with minor repairs needed. A summary report from the inspectors has been emailed to all owners and residents. Management will follow up directly with those requiring corrections and repairs. Those who missed their inspection must reschedule with Paradise Inspection ASAP. If you have any questions, please don't hesitate to contact us.

Schedule

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Elevator Reservations:

Saturday 6/14,
Wednesday 6/18,
Thursday 7/3, Saturday
7/12, Friday 7/18

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Water Shut Down

Tuesday, June 17
9:00 am - 11:00 am
FI: 28-PH, 04/05 Stack

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Holiday, Juneteenth

Thursday, June 19
Office Open

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Window Cleaning Rescheduled

Thursday, June 26 &
Friday, June 27

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Pest Control

Thursday, June 26
\$25 Individual Service

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Holiday, 4th of July

Friday, July 4
Office Closed

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Board Meeting

Thursday, August 21,
5:30 pm via Zoom

HRCI Smoke Detector Enforcement: There has been some confusion about the smoke detector requirements. The inspectors were inspecting the smoke detectors according to the *National Fire Protection Association's* regulations, which require a smoke detector inside the bedroom. In contrast, the association was previously enforcing the *Life Safety Evaluation* requirements, which require a smoke detector outside the bedroom in the hallway.

This matter will be discussed at the next Board meeting to determine appropriate enforcement. At this time, no violations or fines will be issued. Should the Board decide to require smoke detectors inside bedrooms, ample time will be provided for units to comply.

Window Cleaning Rescheduled: Due to staff illness, the window cleaners had to reschedule. They are now scheduled for **Thursday, June 26, and Friday, June 27.**

Thursday: The hanging crew will clean all inaccessible windows (kitchen & bedrooms) in the 00 stack, the elevator windows, and all requesting lanai windows.

Lanai window cleaning is **\$52.36 per lanai** (enclosed or unenclosed). Please submit a check payable to **World Wide Window Cleaning** to the management office. Once received, you'll be given a sign to display on your window for cleaning.

Friday: The ground crew will clean all the one-bedroom units' kitchen windows.

For your privacy, please close all curtains and blinds during window cleaning. Thank you.

EV Charger: About the charger

- **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.

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 **15-minute grace period** is allowed after charging ends. After that, an **idle fee of \$5 per hour** will be applied.

Survey & Adjustments: We appreciate your patience and understanding as we've adopted this new charging system and become familiar with its features. If you have any questions, please don't hesitate to reach out. I will send out a survey to all Hybrid/EV owners.

Towed Vehicles: We've recently received several complaints about unauthorized vehicles parked in residential stalls. If this happens to you, please contact management or security immediately. In the meantime, you may park in a guest stall. You have the option to wait while we attempt to locate the vehicle owner, or you may request that the vehicle be towed. AWPS staff will make every effort to identify and contact the vehicle owner; however, if we are unable to do so, the vehicle will be towed.

This is why it is important to update your vehicle information and sign into guest parking.

Kitchen Sink Back Ups: Refrain from disposing of the following items, which may cause back-ups or overflows. You will be liable for cleaning, repairs, and damages.

- **Cooking oil, grease, fat, etc.:** Food-related oils cause 50% of all sewer overflow. In addition to cooking oil and grease, dairy products and nut butter are included in this category of food fats.
- **Pasta, rice, and flour:** it will expand over time and create clogs. It's one of the worst items to throw down the drain.
- **Fruit and vegetable pits, peels, rinds, and stickers:** These items don't break down well even if you run them through the disposal. Stickers will also stick to the sides of the drains.
- **Bones, eggshells, coffee grounds:** do not break down.
- **Cat litter:** cat litter absorbs liquids and expands, causing clogs that will build up in the pipes over time. Even if it says it is flushable, don't do it.
- **Powder Laundry Detergent:** clumps don't break down well and cause backups.
- **If in doubt, look it up on the internet**

Bulky Item Disposal & Elevator Use Reminder: Bulky items must be properly disposed of through the City's bulky item pickup service or taken to a designated dump site. You can schedule a pickup or locate a dump site by visiting:

<https://www.honolulu.gov/env/ref/opala-home/>

Violation & Fines: Discarding bulky items in common areas, dumpsters, on the curb (without an appointment), or at neighboring properties is prohibited and will result in a violation and fines starting at **\$55.00 per item**.

Elevator Reservations: If you are scheduling a bulky item pickup, you must also reserve the elevator in advance.

- Allowed: Monday-Saturday, 8:00 AM - 5:00 PM
- Not Allowed: Sundays and Holidays
- Elevator reservations are required for transporting bulky items, construction materials, and similar items.
- Residents will be held responsible for any elevator damage. Elevator trouble calls start at **\$450.00 plus tax**.
- Unauthorized use of any elevator will result in a violation and/or fine.



Moped Boys: Tuesday evening, a resident and our security team spotted two masked individuals riding a moped into the garage. Security described them as younger males wearing ski masks. Based on their appearance and behavior, we believe they may be the same individuals involved in previous thefts from our garage.

Please remain alert and vigilant. These individuals typically travel in groups of two to five boys, estimated to be between the ages of 12 and 17. They are believed to be of Micronesian descent and often wear ski masks. Previously, they have been observed riding along the street and sidewalk, likely surveying the area for potential opportunities. If you see individuals matching this description near our street or within our parking lot, please contact security or HPD immediately.

For your safety and to prevent theft, please lock and secure your mopeds and do not leave valuables in your vehicle.

To allow security to focus on garage patrols, we kindly ask that you refrain from requesting mail room or storage access after 8:00 PM.

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 weekend! Mahalo, Tyra

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