



June 20, 2025

Happy Aloha Friday, Everyone! And a happy (belated) Juneteenth! In 2021, the United States officially recognized June 19th as a federal holiday to commemorate the end of slavery and honor the ongoing journey toward freedom and equality. Please see below for this week's report. Mahalo!

**Storage Purge:** We will resume the storage purge next week and will work on the 14<sup>th</sup> floor. As a reminder, we marked items that are in violation with a red dot sticker. If you do not correct these items, they will be removed and disposed of.

Common violations include

- Not labeled with a name and unit number.
- Bulky items: No large furniture, mattresses, appliances etc.
- One unit takes up more than its fair share of space.

## Schedule

### Elevator Reservations:

Saturday 6/21,  
Thursday 7/3,  
Saturday 7/5,  
Tuesday 7/8,  
Saturday 7/12,  
Friday 7/18

### Window Cleaning Rescheduled

Thursday, June 26 &  
Friday, June 27

### Pest Control

Thursday, June 26  
\$25 Individual Service

### Holiday, 4<sup>th</sup> of July

Friday, July 4  
Office Closed

### Board Meeting

Thursday, August 21,  
5:30 pm via Zoom

**Dogs in the Common Area:** Reminders for all assistant animal owners.

**Registered Assistant Animal:** The only pets allowed at the building are cats, caged birds, or fish (two pets or 15-gallon tank allowed). Dogs are not permitted at the building unless they are registered ESA/SA and Board approved.

**On Leash:** All assistant animals must always be on short leash while in the common area.

**Yard:** The yard is here for the residents to enjoy. If you bring your assistant animal to the yard or pool, your assistant animal should be next to you on short leash for the purpose of aiding the resident. You are not allowed to take your assistant animal in the back yard for the purpose of running, roaming, playing, or using the bathroom.

**Unsanitary State:** Any mess made in the common area (the hallways, elevator, yard, pool, grass, parking lot, stairs, etc.) by your assistant animal, you are responsible for cleaning it immediately. Pick up any poop and disinfect the area. Rinse any pee/poop with water until it is completely rinsed away.

**No Pool Use:** Assistant animals are not allowed in the pool.

**Moped Boys:** Last week Tuesday, a resident and our security team spotted two masked individuals riding a moped into the garage. Please remain alert and vigilant. 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/vehicles and do not leave valuables in your car.

**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.**

**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. Please remove the chain for access.

### 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.

**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**

**HRCI:** Follow up for some questions received about the 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.

**Valve Repairs:** Those who may require valve repairs, we allow water shutdowns on Tuesdays and Thursdays, 9:00am-4:00pm. However, we must provide 72-hour notice for the impacted residents. Please inform us of at least four days in advance. Thank you.

**Correction & Follow Up:** The association will follow up with units for corrections. The inspectors only performed an initial inspection.

## **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.

**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.

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

Mahalo, Tyra

