



June 27, 2025

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

The next couple of weeks, we have a handful of elevator reservations scheduled—just a friendly reminder to book your reservation as early as possible to ensure availability. Summer is typically a busy time for move-ins and move-outs, so planning ahead is key.

Thanks! 😊

Schedule

Elevator Reservations:

Monday 6/30, Tuesday
7/1, Thursday 7/3,
Saturday 7/5, Monday,
7/7, Tuesday 7/8,
Wednesday 7/9, Saturday
7/12, Friday 7/18

Water Shutdown

Tuesday, July 1,
9:00am-4:00pm
Fl 18-28, 06/07 Stack
Kitchen/Bathroom

Holiday, 4th of July

Friday, July 4
Office Closed

Water Shutdown

Tuesday, July 8,
9:00am-12:00pm
Fl 1-9, 04/05 Stack
Kitchen/Bathroom

Pest Control

Thursday, July 31
\$25 Individual Service

Board Meeting

Thursday, August 21, 5:30
pm via Zoom

Storage Purge: We will resume the storage purge next week and will work on the 14th 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.

Pool Rules Reminder:

- **Dry Off Before Entering the Lobby:** Wet floors are a slip hazard.
- **Return Furniture:** Please place chairs and loungers back after use.
- **No Horseplay:** No running, pushing, or rough play in or around the pool.
- **No Glass:** Use only non-glass containers for food and drinks.
- **No Food or Drinks in the Pool:** Keep all snacks and beverages out of the water.
- **No Throwing Rocks:** Gravel in the pool damages the filter—please don't toss it in.
- **Pool Hours:** 8:00 AM – 11:00 PM
 - **Quiet Hours Begin at 9:00 PM:** Keep voices down and avoid loud play.

Smoking: While smoking is allowed *inside* the units, any smoke that disrupts neighboring units may result in a violation and fine. Please be considerate of your neighbors'—smoke must be fully contained within your unit or done off property on the sidewalk.

Do not smoke into bathroom vents—smoke will travel to all other units in your stack. This has a greater impact and can affect multiple neighbors. This applies to cigarettes and vaping.

Marijuana is not permitted on property unless you have a valid medical prescription and prior Board approval. Even with approval, all odors must be contained within your unit. Disruptions to neighboring units are still subject to a violation and fine.

Smoking is strictly prohibited in all common areas. Please step off property to smoke.

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.**

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.

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**



Washer Back Up: This week, a ground floor unit experienced a recurring leak from their washing machine. After further inspection, we discovered a large, heavy-duty mesh rag lodged in the washer drain line. While we're not entirely sure how it got there, here are a few possible explanations

- Broken Garment or Laundry Bag? A bag or item may have come apart during a wash cycle and was sucked into the drain line.
- Dislodged Washer Filter? Some machines have internal drain filters or mesh screens that can break loose.
- Makeshift Air Block? A resident may have stuffed a cloth around their washer drain to block sewer odors instead of using a proper drain cover.
 - If you notice a sewage smell near your washer, your P-trap may be dry. The P-trap is a U-shaped pipe that holds water to block odors from the plumbing system. Run your washer to refill the p-trap.
- Left Behind During Repair? A rag may have been used temporarily during a repair or installation and accidentally left behind or flushed into the line.

We may never know for sure, but these are things to keep in mind. Please help prevent future backups by using your washer and drain responsibly.

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