

June 3, 2025



Hello everyone! Sorry I couldn't send out the weekly report last week. I would like to announce that the **building-wide water shut down** originally scheduled tomorrow had to get rescheduled to **next Tuesday, June 10, between 9:00 am - 4:00 pm**. If all goes well, the repairs should actually conclude by 12:00 pm.

Schedule

Elevator Reservations:

Monday 6/9, Tuesday
6/10, Saturday 7/5,
Saturday 7/12

High Risk Inspection

Monday, May 19 -
Friday, June 6

Building-Wide Water Shutdown

(Rescheduled)
Tuesday, June 10
9:00am -4:00pm

Water Shutdown

Tuesday, June 12
9:00am -11:00pm
FI 28-37, 02/03 Stack

Window Cleaning

Thursday, June 12 &
Friday, June 13

Pest Control

Thursday, June 26
\$25 Individual Service


Board Meeting

Thursday, August 21,
5:30 pm via Zoom

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 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.

EV 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.
- **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. 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.

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 updates to your vehicle information—such as a new vehicle, license plate number, or changes in ownership.

Building Access: Residents are responsible for granting access to their guests. AWPS staff will not provide entry or hand off keys on behalf of residents. Please use the call box to allow guest access to the building.

Call Box: Guests may use the call boxes located at the front entrance and the ground floor garage entrance to request access.

1. **Guest:** Use the A and Z buttons to scroll and locate the resident by *Last Name, First Initial*. Press "Call."
 - o If the resident has provided their 3-digit directory code, you may dial that number directly.
2. **Resident:** Answer the incoming call.
3. **Guest:** Clearly identify yourself by speaking into the microphone on the right side of the call box.
4. **Resident:** Press **9** on your phone's keypad on the call to unlock the door.
5. **Guest:** Wait by the door. The call box will beep, and the door will unlock for a few seconds.

Fob for Elevator: Fob access is required for the private floors 24/7. All other public floors do not require fob access except between **10:00 pm-6:00 am**. Please ensure you have your fob. If not, you are only permitted to go to the ground floor.

Tip: scan the fob over the black bar, not over the blue light.



Kitchen Sink Back Ups: Refrain from disposing of the following items, which may cause back-ups or overflows. You will be liable for 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:**
- **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.
- **If in doubt, look it up on the internet**

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.