



July 25, 2025

Hi everyone, and happy Aloha Friday. I hope everyone had a great week. We've had a handful of new residents move into the building, so here are some general reminders of the House Rules and services in the building.

Schedule

Elevator Reservations:

Saturday 7/26, Monday
7/28, Monday 8/4

Pest Control

Thursday, July 31
\$25 Individual Service

Board Meeting Rescheduled

Thursday, August 14,
5:30 pm via Zoom

Storage Purge: We have resumed the storage purge and have worked down to the 7th 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.

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.

Pest Control: Individual pest control services are available for interested residents. The technician will spot treat your kitchen, bathroom, doorways, and any additional areas upon request.

Details:

- **Cost:** \$25 (cash preferred or check payable to *Integrated Pest Management*)
- **Sign-Up:** Please add your name to the red clipboard at the office
- **Arrival Time:** The technician typically arrives around **9:00 AM** and will start from the **top of the building and work down**, regardless of the sign-up order.
 - If you have time constraints, feel free to note the time you need to leave next to your name on the clipboard.

EV Charger: We have a DC fast charger on site located off of University Ave. behind our elevators near the dumpsters, previously known as the loading zone.

Autel DC Maxi Charger Details

- DC Fast Charger with 40 kW output
- A 30-minute charge equates to 80+ miles of range
- Dual Port: charges two vehicles simultaneously
- CCS1 connector
- Whitelist, AWPS Residents: Special access and rates for residents only. Please register with the office.
- Guests may also use the charger if they are registered.
- Idle Fees: Once the charger stops, there is a 15 minute grace period to remove your vehicle from the charger. There is then a \$5 fee for every hour the vehicle is left on the charger.

You can create an account by downloading the Autel App or registering your email and phone number with the office. Management must add you to the whitelist to get access to the charger. Guests may use the charger if registered, however, the residents are still responsible for their guests.

Those who own EVs and hybrids, I would love to get your input on the charger. Please follow the link to **take a quick survey**. Mahalo. <https://forms.gle/Dtpdg1DnRgAfzoPh9>.

Drain 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.
- **Fabric/Textiles:** Do not use items to block the drain
- **If in doubt, look it up on the internet**

Sings of a Leak? If you notice any of the following, please report it to management right away, as it may indicate a hidden water leak:

- Paint bubbling or peeling.
- Wall or ceiling discoloration (yellow, brown, or gray stains).
- Warped or buckling floors or baseboards.
- Musty or mildew odors.
- Damp or soft spots on walls, ceilings, or floors.
- Cracking or crumbling drywall or plaster.
- Dripping or sounds of running water when fixtures are off.
- Mold growth in unusual places

Early detection helps prevent major damage. If you're unsure, it's always better to report it. Management can run an inspection to attempt to determine the source.



BOLO for Suspicious Activity and Trespassers:

Earlier this week, a bicycle was stolen from the property. The suspect was seen riding off with both bikes. One of the residents who spotted the thief said they were hesitant to report the incident because the individual appeared familiar. It didn't matter any way, but

Please remember: If you see anything suspicious—even if the person looks familiar—it's always better to contact security. Your quick action can help prevent further incidents.

Report suspicious activity to:

- Security: (808) 343-3525
- Management: (808) 955-7707
- HPD: 911

Stay vigilant and help us keep the community safe. Mahalo for your cooperation.

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.