



July 3, 2025

Hi everyone, Happy Independence Day! I hope you all enjoy a nice long weekend! As a reminder, please pick up your packages as soon as possible. Our mailroom is at full capacity now. Your prompt pick up is essential to maintain the flow of packages, especially with Prime Day coming up! Mahalo and have a nice weekend! 😊

Schedule

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Elevator Reservations:

Saturday 7/5, Monday,
7/7, Tuesday 7/8,
Wednesday 7/9, Saturday
7/12, Wednesday 7/16,
Friday 7/18, Tuesday 7/22

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Pool Closed

Thursday, July 3
9:00 am -12:00 pm

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Holiday, 4th of July

Friday, July 4
Office Closed

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Pest Control

Thursday, July 31
\$25 Individual Service

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Board Meeting

Thursday, August 21, 5:30
pm via Zoom

Parking Stall for Rent: Covered parking stall on the 3rd floor, \$175/mo. If interested, please contact Sunny by text (703) 887-9406.

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 Closed for Cleaning: The pool is closed today, Thursday 7/3 for cleaning between 9:00am-12:00pm. Thank you for your understanding.

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.

Unauthorized Renovations: Any renovation work exceeding \$1,000 requires prior Board approval. Please be sure to obtain all necessary documents and follow the proper procedures before starting any project.

General requirements include:

- A signed vendor policy form
- A copy of the contractor's license
- A certificate of insurance naming Ala Wai Plaza Skyrise as an additional insured

Unauthorized work may result in fines, mandatory restoration of the unit to its original condition, and possible inspections by state agencies such as the Department of Health.

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.

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**

Mail Room Full, Please Pick Up ASAP!!!

Our mail room is currently full. Please pick up your packages as soon as possible to help us manage the overflow.

Amazon Deliveries: Amazon drivers often default to leaving packages in the mail room and claim that is what they are instructed to do. We're not sure if that's policy or convenience, but if you're able to leave delivery instructions, it would really help!

Suggested note for Amazon deliveries: "Please attempt delivery to my unit. If no answer, leave with building staff." Or simply: "Leave at door."

With Prime Day coming up, we expect an increase in deliveries—thanks in advance for helping us keep things running smoothly!

Reminder: We can only hold packages for **two days**. After that, unclaimed items will be returned to the mail carrier.

If packages are left unclaimed for several days or weeks on a recurring basis, we may need to re-evaluate our package handling policy, which could include revoking services for those who do not comply.



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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