



August 15, 2025

Hi everyone, Happy Aloha Friday!

I hope you all had a great week. We just held a Board meeting last night; after some discussion, the Board would like some input on your experience with the mail carrier services in an attempt to improve our building's service and efficiency. A survey is listed below. We would greatly appreciate your feedback! 😊

Mail Carrier Survey: <https://forms.gle/Ldn7CoPn2qBxjzrN7>

Schedule

Elevator Reservations:

Monday 8/18, Tuesday 8/19, Wednesday 8/20, Thursday 8/21, Thursday 9/11, Friday 9/12,

Water Shut Down

Thursday, Aug 21
9:00 am - 11:00 am
Floors 28- PH
All Fixtures in the 00, 01, 02, 03 Stacks.

Pest Control

Thursday, Aug 28
\$25 Individual Service

Holiday, Labor Day

Monday, Sep 1
Office Closed

Board Meeting

Thursday, Sep 4, 5:30 pm
via Zoom

Window Cleaning

Thursday, Oct 2 -
Friday, Oct 3

Updated Mail Acceptance Agreement: The Board has approved updates to the Mail Acceptance Agreement for packages handled by AWPS staff. Two updates were made:

- **Perishable packages** may now be refused.
- **Package privileges** may be revoked for residents who consistently fail to pick up packages in a reasonable time.

Please follow these guidelines to ensure smooth package handling.

HRCI Clarification: A couple of months ago, we performed the High-Risk Component Inspection (HRCI). Many units were flagged due to missing smoke detectors inside their bedroom(s).

Last night, at the regular Board meeting, the Board discussed enforcement. Attached is a clarification notice outlining the smoke detector regulations the Association will enforce. Management will resume following up on HRCI corrections now that clear guidelines have been established.

AWPS Door Cleaning: AWPS maintenance will be cleaning the walls and doors on the public floors. If you hear light knocking on your door, that may be Rey and Mark. No need to worry.

Unit Maintenance & Cleanliness: Management has issued notices to units regarding the following maintenance and cleanliness issues. Failure to address these within the given time may result in a violation, and any costs to correct the issues will be charged back to the unit.

- **Maintenance:** Doors, door frames, windows, and window frames. Units are responsible for timely repairs or touch-ups.
- **Cleanliness:** Trash or oil trails in hallways. Trash chutes are near the elevators, and all trash should be properly contained—double-bag if needed.

No Food in the Pool: We observed food, such as rice and bread, in the swimming pool. We are not sure if this is due to residents eating in the pool or people throwing food to feed birds or stray animals. Absolutely no food is allowed in the pool, as it can clog the filter and create sanitation issues. Please help us keep the pool clean and safe for all residents.

No Feeding Stray Animals: Feeding stray animals and birds on property grounds is strictly prohibited and a violation of house rules. Doing so may seem harmless or kind, but it causes serious and lasting problems for the community:

- **Attracts Rats and Birds:** Leftover food, seeds, and droppings attract rats, cockroaches, and other pests that spread diseases such as leptospirosis and rat lungworm.
- **Violates House Rules:** Our governing documents prohibit feeding any wild or stray animals on the premises. This policy helps protect residents' health, safety, and comfort.
- **Harms Native Birds and Wildlife:** Feeding birds can disrupt their natural behaviors, lead to overpopulation of aggressive species (like pigeons), and create unsanitary droppings on balconies, walkways, and vehicles.
- **Disturbs Neighbors:** Noise, odors, and messes created by feeding spots often affect nearby residents, leading to complaints and safety concerns.

Shopping Carts: Please return shopping carts immediately after use. The building only has eight carts for all residents to share. Failure to return carts within a reasonable time may result in a violation or fine. Repeated failure to return carts may result in AWPS management locking the carts and implementing a sign-out procedure. For everyone's convenience, please be considerate and return the carts promptly.

No Speeding in the Garage: We have received multiple reports of speeding in the garage on different occasions. Recently, one vehicle nearly hit another due to speeding. Please remember that the garage is a shared space where many residents walk and drive carefully. For everyone's safety, we ask all drivers to slow down and be considerate while driving in the garage. Thank you for helping keep our community safe.

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 Items: Do not place bulky items in or near the dumpster. The refuse company charges **\$55.00 per bulky item**, and this fine will be charged back to the unit responsible.

If you need to dispose of a bulky item, you have two options:

- **Schedule a pickup appointment** through the City & County of Honolulu:
<https://www.honolulu.gov/env/ref/opala-home/>
- **Drop off** your items at a designated refuse site

Third option, only if your item is small enough, please break it down to fit into a trash bag for regular disposal. Individual pieces must be cut into two feet (or less) pieces to avoid a charge.

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

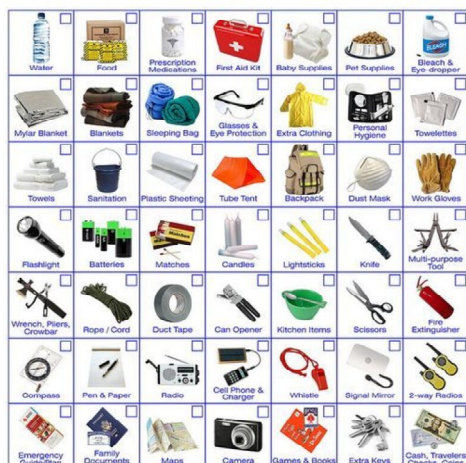
Allowed Monday - Saturday, 8:00 am to 5:00 pm. No Sundays or Holidays.

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.

Visual Checklist for Disaster Supplies



Emergency Readiness:

HECO has a helpful [Emergency Preparedness Handbook](#) with safety tips. Here's this week's tip.

Prepare, Survival Kit: Remember to pack the essential supplies needed in case of an emergency. Page 8 of the book lists a Home Survival Checklist and an Evacuation Check List. It is important to store enough food and water for at least 14 days. You may also fill the tub, washing machine, and containers with water for sanitary reasons.

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

Email: awpsmgr@gmail.com

Office: (808) 955-7707

Security: (808) 343-3525



555 University Avenue Honolulu, Hawaii 96826

Package and Mail Handling Authorization Agreement

I, _____, of Unit _____, do hereby authorize the Ala Wai Plaza Skyrise staff to receive and hold any parcel, letter, or package delivered on my behalf by USPS, UPS, FedEx, Amazon, or any other delivery service.

I understand and acknowledge the following terms:

1. Registered Mail Authorization

I authorize the Ala Wai Plaza Skyrise staff to sign for registered mail that requires a signature.

Resident Initials: _____, _____

2. Oversized Item

The Association and its staff will not accept items deemed excessively large. These items will be refused by the Association.

3. Perishable Items

The Association reserves the right to deny acceptance of perishable packages, including but not limited to food, flowers, or other temperature-sensitive items. Residents are encouraged to make alternative arrangements for such deliveries.

4. Storage Limitations

Packages will be stored in a secure area until I personally retrieve them by signing the receipt acknowledgment log located at the mail room.

Due to limited storage space, the Association may refuse delivery or contact me directly if storage capacity becomes an issue.

5. Timely Pickup Requirement

I agree to pick up my packages within two (2) business days of being notified.

Failure to consistently retrieve packages within a reasonable timeframe may result in revocation of this service at the sole discretion of the Association. AWPS management will provide three notices before removing your privileges.

6. Liability Waiver

I agree to hold harmless and waive all liability from the Association and its staff for:

- Any damage that may occur to my parcel(s) for any reason.
- Any missing or unreceived item(s), regardless of cause.

7. Authorization Term

This authorization will remain in effect until I cancel it in writing or no longer reside at Ala Wai Plaza Skyrise.

Resident Signature(s): _____

Date: _____

Cc: File Copy



555 University Avenue Honolulu, Hawaii 96826

August 15, 2025

Re: Clarification Regarding Smoke Detector Requirements Following HRCI

Dear Residents and Owners,

As part of our recent High-Risk Component Inspection, a handful of units were flagged for not having a smoke detector installed inside the bedroom and on each level of the unit, based on **National Fire Protection Association (NFPA)** guidelines.

We would like to clarify that the Association has historically followed and will continue to follow the **Life Safety Evaluation (LSE)** standards, which require smoke detectors to be installed in hallways outside of bedrooms. The Association is required to inspect and enforce these smoke detectors per the LSE requirements.

After further review and consultation, we have confirmed that there is no legal requirement under current state or city codes mandating smoke detectors be installed inside bedrooms. However, for optimal fire safety, the NFPA strongly recommends the following:

- A smoke detector **inside each bedroom**
- A smoke detector **outside each sleeping area**
- At least one smoke detector on **every level** of the unit
(This includes 1-bedroom and penthouse split-level units)

The Association strongly encourages owners to follow these recommendations for improved safety.

Please note: Any single-dwelling unit that undergoes a renovation requiring a building permit—such as lanai enclosures completed after 2012—must meet current NFPA standards, including installation of smoke detectors inside each bedroom and on all levels of the unit.

While these additional detectors are not required for existing units without recent permitted renovations, they are considered best practices that can significantly improve early fire detection and response time.

Thank you for your attention and commitment to maintaining a safe community.

Sincerely,

Tyra Wallrabenstein, ARM®
General Manager
On Behalf of the Board of Directors
Ala Wai Plaza Skyrise
555 University Avenue