



August 8, 2025

Hi everyone, Happy Aloha Friday!

I hope you all had a great week. I will be out today. Seneca will be in the office between 12:00-5:00. If you need on site assistance, please call security at (808) 343-3525.

Please see below for the weekly report. Mahalo!

## Schedule

---

### Elevator Reservations:

Saturday 8/9, Tuesday  
8/12, Wednesday 8/13,

---

### Board Meeting Rescheduled

Thursday, August 14, 5:30  
pm via Zoom

---

### Pest Control

Thursday, August 28  
\$25 Individual Service

---

### Holiday, Labor Day

Monday, September 1  
Office Closed

---

**Storage Purge:** The storage purge is now complete. As a reminder, all items should be labeled with a name and unit number. In addition, there should be no bulky items and no unit should be taking up more than it's fair share of space. Thank you for helping keep the storage area organized and accessible for everyone!

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

**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.

**Fob Needed for the Elevator, 10:00 pm-6:00 am:** As a reminder, fob access is required to get to all floors except the ground floor between 10:00 pm to 6:00 am. Please remember to carry your fob to gain access to the building.

**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.

**Furniture Items Available/For Sale:** Items are listed with pictures on the bulletin board at the front and on our website on the community board.

- Sofa Recliner with USB port
  - \$600 OBO
  - Dimensions: L82" x D 37" x H 40"
  - Julianne: 808-384-0929
- Glass Desk
  - Free, must pick up from unit.
  - Ruben: 808-233-9524

**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**

**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

Some have been feeding the kitten on the 3<sup>rd</sup> floor after the tsunami. Please know that AWPS staff caught the kitten and relocated it to a new home.

## 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:

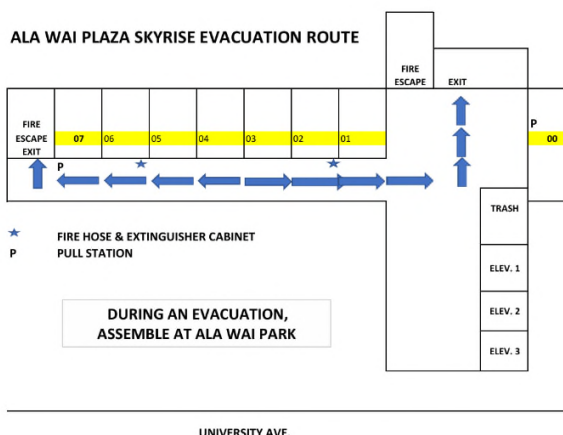
Allowed Monday-Saturday, 8:00 am-5:00 pm. No Sundays and Holidays.

Quiet repairs, such as painting, etc., are allowed outside these hours.

## Emergency Readiness:

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

**Prepare- Evacuation Plan:** Please plan and practice an evacuation plan with your family for each disaster. You should also establish meeting places, evacuation routes, and shelter options (consider locations that accept pets too). When evacuating the building, there are two fire exits: the Makai stairs are near the 00 units, and the Mauka stairs are next to the 07 units. Avoid using the elevators during an emergency evacuation. There are five building exits (07, lobby with two double doors, pool, loading zone, 1st-floor garage) on the 1st floor, one exit to the garage on the 3rd floor, and another exit on the 4th floor. In the event of a fire, our building's meeting place is at Ala Wai Park.



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