

August 29, 2025



Hi everyone, Happy Aloha Friday!

Monday, September 1, the office will be closed in observance of Labor Day. Security will be onsite to assist you. You may contact them at (808) 343-3525.

I hope you all enjoy your nice long weekend!

Schedule

Elevator Reservations:

Thursday 9/11, Friday
9/12, Thursday 10/23,
Friday 10/24

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

Flood Insurance: The association's flood insurance policy will renew on August 31st. A copy of the flood policy is available on the AWPS owner's website under the insurance folder.

AWPS Website: The building website has helpful resources such as House Rules, registration forms, bulletin postings, weekly reports, and FAQs. Owners can also register for the secure owner's site to access association documents like insurance policies, meeting minutes, and more. To access the AWPS website, please follow the link <https://awpskyrise.hmcmt.com/>, which is also available in my email signature.

Home Tax Exemption 2026: Owner-occupants in Honolulu may be eligible for the Home Exemption, which reduces the taxable value of your primary residence by \$120,000 if you are under 65, or \$160,000 if you are 65 or older (\$20k increase from the 2024-2025 tax year). This exemption can lower your property taxes, so it's an important opportunity to save.

To benefit for the 2026-2027 tax year, you must apply by September 30, 2025. Filing is easy online through the [Real Property Assessment Division](#), or you can submit the official [Form E-8-10.3](#) in person or by mail. If you already have an exemption on file and your birth date is recorded, your exemption will automatically update, no reapplication is needed.

HRCI Clarification: As a reminder, the Board will enforce the Life Safety Evaluation requirements, which include a smoke detector in the hallway outside the bedroom. Management will resume follow-ups with units for compliance. If your unit was flagged for not having a smoke detector inside the bedroom, please note that this is now considered a recommendation, not a failure, in alignment with National Fire Protection Association (NFPA) standards.

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.

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.

Although a couple of carts have returned, we are still spotting discarded shopping carts in the hallways and have not seen all eight carts returned to the corral. If by **Friday, September 5th**, the shopping cart situation does not improve, we will **lock all carts** and begin sign-in, sign-out procedures.

Guest Access: Residents are responsible for providing entry for their guests, including friends, family, and deliveries. Please have your guests use the call box for building access. They can look up your name by last name and first initial. When you receive the call, press 9 (I like to press it three times) to unlock the door. AWPS staff will not provide access on behalf of residents.

No tailgating: Tailgating into the building is not allowed. Delivery drivers must gain access directly from the residents.

Quiet Hours: Quiet hours begin at 9:00 PM. Residents may continue using amenities until their designated closing times (BBQ: 10:00 PM, Pool: 11:00 PM), but please be especially mindful of noise near nearby units, as sound can travel throughout the building. Thank you for being considerate of your neighbors.

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.



Emergency Readiness:

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

Fire - Grease Fire: Do not pour water on a grease fire, as it can cause the grease to splash and spread. Instead, turn off the stove and smother the fire with a metal pan lid, wet rag, towel, or baking soda. A fire extinguisher can also be used—residents are strongly encouraged to have one in an easily accessible location. Fire extinguishers are also available in the building's fire cabinets for emergencies. If the fire is too large to contain, pull the nearest fire alarm (located near units xx00 and xx07) and call 911. Please notify management as well so a building evacuation can be conducted. The designated evacuation meeting point is Ala Wai Park.

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