



October 10, 2025

Happy Aloha Friday, Everyone! I would like to wish Rey a Happy Anniversary. He has been working at AWPS for 18 years! We appreciate his hard work, dedication, and loyalty to the Association. Thanks for all you do, Rey!

Monday, October 13, will be Columbus/Indigenous Peoples' Day. The office will be closed in observance of the holiday. Security will be on site to assist you. Please call (808)343-3525. Also note, I need to take the security phone to the phone carrier service today. If there is no response, please call the office. Mahalo.

Schedule

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Elevator Reservations:

Saturday 10/11, Saturday
10/18, Thursday 10/23,
Friday 10/24

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Garage Repairs

Wednesday, Oct 1 - Early
December 2025
(weather permitting)

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Columbus/Indigenous People's Day

Holiday, Office Closed
Monday, Oct 13

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Water Shutdown

Floors 8-18,
All Stacks, All Fixtures
Tuesday, Oct 14
9:00am-12:00pm

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GM Out

Friday, Oct 18

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Window Cleaning

Thursday, Nov 20 -
Friday, Nov 21

Garage Repair: Spall repairs in the garage have begun. Work hours are **Monday-Friday, 8:00 am-4:30 pm**, except holidays.

Barricades will mark work areas for safety—please do not cross or remove them. Expect noise and dust during work hours and keep unit and car windows closed. Guest stalls 33-36 will be used by the contractor, and other guest stalls may be reserved for displaced residents. Signs will be posted.

Website: www.alawaiplazaskyrise.smh-hi.com

- Username: alawaiplazaskyrise
- Password: awps1971

Schedule for October 13 - October 24

- **Mon, Oct 13:** Holiday. No work.
- **Tues, Oct 14 - Wed, Oct 15:** 4th Floor Ramp
- **Thurs, Oct 16 - Mon, Oct 20:** Parking Stalls 239-242
 - o **Stalls 28-36 (all covered guest stalls in the ground floor parking lot) will be reserved for displaced residents, staff, and Seal Masters Hawaii.**
 - o Stalls 28, 33 & 34 will be open on the weekend.
- **Tues, October 21- Thurs, Oct 23:** Parking Stalls 243-244
 - o **Stalls 31-36 reserved for displaced residents and Seal Masters Hawaii**
- **Fri, October 24:** Ewa Stairs

Contacts: If you have any questions, please contact me or the following contacts.

- Property Manager, Hawaiiana - **Lourdes De Armas (808) 778-5000**
- Project Manager, Pono Consulting - **Jonathan Shick (808) 213-0533**
- Contractor, Seal Masters Hawaii- **Dustin Valente (808) 841-7602**

Guest Parking: During garage repairs, guest parking will be limited. Security will strictly enforce guest parking rules to ensure stalls remain available for guests, as some residents have been observed exceeding the 30-minute loading allowance. We encourage all residents to follow the rules now to avoid future issues. Repeat violations may result in fines or towing.

Guest Parking Rules: Violators are subject to citations, fines, or tow.

- All vehicles must sign in at the podium to the left of the front entrance, outside the management office.
- Residents may use guest stalls for up to 30 minutes for loading/unloading and must also sign in.
- Overnight parking is between 12:00 AM - 6:00 AM. Please obtain a pass from security or management. The resident must sign for the pass.
- Each unit is allowed six overnight privileges per month.
- Residents are not permitted to park in guest stalls overnight. Violations are subject to citation, fines, or towing.

If you have any questions or require any clarification on the guest parking rules, please do not hesitate to ask me or security. We are happy to assist.

New Pest Control Company: At last week's board meeting, the Board approved pest control services with Absolute Pest Management. I am coordinating with the new pest control company and will update you on our transition and our next servicing.

Causing Elevator Out of Service or Entrapment Faults

We've had a few entrapments or out-of-service faults due to human causes. Common causes are preventing the doors from closing, especially the outer elevator door.

- **Do not** hold or use items to **hold the elevator door open for an extended period**. This will cause the elevator to go out of service and enter force open mode. If you hear the elevator buzzing, please allow the doors to close.
- Be careful of the **elevator track**. We've witnessed a floor mat from a private floor, a small piece of wood, and even a screw causes the elevator to go out of service.
- The elevator has an inner and outer door. **Stopping the outer elevator door** can cause the elevator to shut down (vice versa). A resident attempted to stop the door with their hand as it was closing. However, they could not insert their entire hand to stop the door and only hit the outer door. The door was not hit hard, but it still caused an elevator entrapment. Please be careful. Let the elevator go, or if someone is inside the elevator, please help your neighbors and press the "door open" button for them.

If a resident or their guests causes an elevator fault requiring service, the **bill may be charged back to the unit**. Trouble calls start at **\$450 + tax** during regular service hours.

Elevator Fob Access: Elevators require fob access from **10:00 PM - 6:00 AM**. Without a fob, you may only access the ground floor. Residents are responsible for providing access for their guests and delivery personnel; security will not grant your guests entry on your behalf.

If a resident or their guests call the elevator company for an emergency service for a false entrapment (due to not having/using their fob), the unit will be responsible for all charges from the elevator company.

Flood Insurance: The association's flood insurance policy renewed 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.hmcmtg.com/>, which is also available in my email signature.

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.

Electrical Safety, Ground Fault Circuit Interrupters (GFCI): GFCIs should be used anywhere where a receptacle and water source are present, such as kitchens, bathrooms, laundry closets, circuit breakers, etc. Please use a licensed electrician to install circuit breakers and wall receptacle GFCIs. You can test your GFCI outlet monthly.

To test your GFCI outlet,

1. Push the "RESET" button.
2. Plug in a nightlight or a similar device.
3. The light/device should be on.
4. Press the "TEST" button.
5. The light/device should be off.
6. Push the "RESET" button again.
7. If the light is on, your GFCI outlet works, if not, it is not working properly, and you are at risk of shock or electrocution.



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



Ala Wai Plaza Skyrise

Parking Garage Concrete Repairs Project Notice

Dear Residents,

Seal Masters of Hawaii has been contracted by the AOA to perform the Parking Garage Concrete Repairs Project at Ala Wai Plaza Skyrise.

PROJECT PHASES

Concrete repairs will begin at the 3rd floor parking ramp, progressing up to the 4th floor parking ramp, and 4th floor parking level. Once all 3rd and 4th floor work is completed, repairs will continue at the 4th floor stairwell leading up to and including the recreation area level.

PROJECT TIMELINE & PARKING CLOSURES

On **Wednesday, October 1, 2025** Seal Masters of Hawaii will begin setting up equipment in preparation to begin the limited concrete repairs, painting, and traffic coating. Visitor parking on the ground level at parking stalls numbered 33, 34, 35, and 36 will be closed for the duration of the project.

On **Monday, October 6, 2025**. Work will be performed at the parking ramp from the 3rd floor leading up to the 4th floor and at overhead beams primarily located on the 4th floor. At the stairwell leading up to and including the recreation area, limited concrete repairs and traffic coating repairs will also be performed.

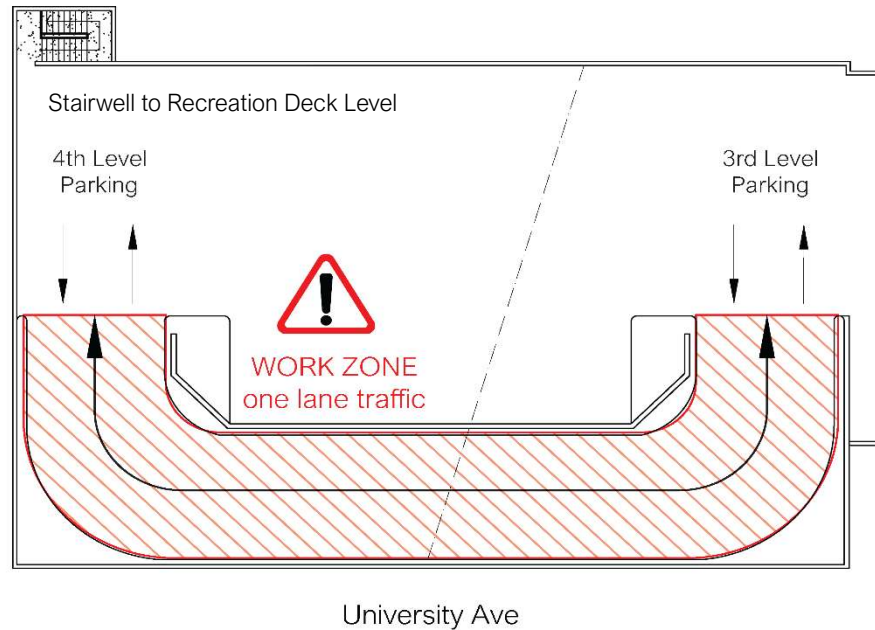
Work hours are Monday – Friday (8:00 AM – 4:30 PM), excluding weekends and recognized holidays. We anticipate the repairs to take 2 – 3 months to complete.

Attached for your reference is the preliminary project schedule. Please note that the schedule is subject to change based on the extent of concrete spalling discovered, weather conditions, unforeseen circumstances, and any additional scopes of work the association may choose to add that are not currently included in the contract. Please refer to the notices and schedules as the project progresses for updated information. Signs will be posted to denote work zones and closed parking stalls.

SAFETY

For your safety, please use caution and drive slowly when entering and exiting the parking ramp between the 3rd and 4th levels.

Please abide by all warning signage and cordoned off areas.

Affected Traffic Flow – Please Use Caution**NOISE & DUST**

There will be intermittent chipping of concrete and grinding noises during work hours. While work is being performed at the recreation area level, nearby units may wish to keep your windows and doors closed during work hours to help prevent noise and any potential construction dust from entering your unit. Please note that noise and vibrations may travel to adjacent areas. Noisy work hours are from 8:30AM – 4:00PM.

We thank you in advance for your patience and cooperation during this important project.

WEBSITE LOGIN INFORMATION

Stay informed! Visit the Project Website at:
alawaipazaskyrise.smh-hi.com
Username: alawaipazaskyrise
Password: awps1971



9/24/2025

Ala Wai Plaza Skyrise

Parking Garage Concrete Repairs Project

*Preliminary Schedule

Date (*subject to change)	Location	Activity
**October 1 – December 23, 2025 (Estimated Project Duration)	Ground Level Parking Stalls 33, 34, 35, and 36	**Parking Stall Closures
October 1 - October 3, 2025	Ground Level Parking stalls 33, 34, 35, and 36	Mobilization
October 6 – October 7, 2025	4 th floor Parking Ramp Traffic signs posted	Concrete Repairs, Spalling
October 8 – October 15, 2025	4 th floor Parking Ramp Traffic signs posted	Concrete Repairs, Spalling
October 13, 2025	Holiday – No Work	
October 16 – October 20, 2025	4 th floor overhead beams Parking stalls 239 - 242	Concrete Repairs, Spalling
October 21 – October 23, 2025	4 th floor overhead beams Parking stalls 243 - 244	Concrete Repairs, Spalling
October 24 – October 27, 2025	Ewa Stairwell	Concrete Repairs, CMU Crack Chase
October 28 – October 31, 2025	Diamond Head stairwell	Concrete Repairs, CMU Crack Chase
October 28 – November 10, 2025	Recreation area, Diamond Head	Concrete Repairs, Traffic Coating Painting
November 11, 2025	Holiday – No Work	
November 12 – November 14, 2025	All Areas	Painting, Touch Ups
November 17 – November 19, 2025	All Areas	Demobilization
November 27 – November 28, 2025	Holiday – No Work	

Additional parking stall closure information will be released by phase

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