

Ala Wai Plaza SKYRISE

NEWSLETTER

MARCH 2009

MESSAGE FROM THE PRESIDENT

First and foremost, a great "Mahalo!" to all who attended the Annual Meeting on March 5. I realize not everyone had an opportunity to speak during the time allotted for the Owner's Forum. However, a few of you have contacted the Board to express your opinions and offer suggestions regarding a number of issues, and I'd like to use this Newsletter and the AOA Website to share some information with everyone.

For your information, if you were unable to attend the meeting, the "President's Report" is available on the website, under "RESOURCE CENTER - Meeting Minutes". At the present time, financial reports (including the Treasurer's Report) are not posted on this website, because the information should be kept confidential and available only to owners of the Ala Wai Plaza Skyrise. If there is significant interest in having this information available on-line, we can set up a premium level website, for a nominal fee, which will allow access of certain documents to owners only.



The 2009 Board is reviewing the status and requirements for several committees to assist the Board in accomplishing the multitude of tasks and projects we hope to complete within the coming months.

Among the committees are the following:

- Landscaping
- House Rules
- "Brainstorming" for new ideas!
- Networking
- Personnel

More info will be forthcoming very shortly. However, if you are interested, please let us know at awpsboard@gmail.com or leave a note with Ken.

UPDATE ON THE BUILDING PROJECT:

At the Annual Meeting a tentative schedule for the project was brought up in the President's Report. At this point, we are very pleased to say we are right on track, so far. Evaluation of the 1-bedroom lanais was done this past week, and a number of 2-bedroom **unenclosed** lanais will be inspected on Wednesday, March 25. If you will be available for a lanai inspection on Wednesday and have not yet done so, please contact Ken ASAP. We hope to have a draft of the specifications from our architect by the next Board meeting, to continue moving forward with this project.



WINDOW CLEANING:

The cleaning of windows of enclosed lanais became a topic of much discussion at the annual meeting. This issue affects all owners of the Association. Those most affected are those owners who have enclosed lanais; owners of both the 2-Bedroom and 1-Bedroom units. These enclosures have created windows that are not easily accessible for cleaning. In the recent past, cost for cleaning these windows of the 2-bedroom units was borne by the Association. One bedroom owners were excluded from this coverage, and responsible for their own arrangements and expenses. The Board is reviewing this situation for all owners who have enclosed lanais. If you have an enclosed lanai and are interested in the cleaning of these windows, please let us know, in writing, (via petition or otherwise) your unit number, and for the 2-bedroom units, which lanais are involved. We need your input by March 30 to be included on the agenda for the next Board meeting. Mahalo!



RUMOR CONTROL

RUMOR: All lanai flooring is going to be torn out, and “we” (the individual owners) have to pay to replace it!

FACT: It is the responsibility of the Board of Directors to ensure the physical structure of our property is kept in sound structural condition. The structural integrity of lanai slabs, as part of the limited common elements, are part of the responsibility of the Board. When the Skyrise building project gets underway within the next few months, the foundation of each (unenclosed) lanai floor will be individually tested to evaluate the soundness and potential for underlying concrete spalling. If it is determined that spalling is present, it will be necessary to remove the existing flooring to do the necessary repairs and stop further deterioration of the concrete foundation. Removal of existing floor covering and the repairs will be borne by the Association. However, a legal review of AWPS governing documents on January 30, 2002, determined that replacement costs associated with floor coverings are the responsibility of the individual owner.

The Board understands some owners may not agree with this situation. However, sharing responsibilities and expenses of common elements is an integral part of condominium ownership.

To access our website, go to:
<http://aoaoweb.hmcmtg.com/>
and click on **Ala Wai Plaza Skyrise**
To contact us, send us your email
(to be notified of website updates)
or provide suggestions,
comments, etc., please go to:
awpsboard@gmail.com or
alawaiskyriserm@yahoo.com



SECURITY CAMERAS

We have a number of security cameras located throughout the Skyrise, the parking garage and the elevators, and they have proven quite successful in recording incidents of various degrees of security violations.

In cases of criminal actions, HPD has been provided with copies of footage. Other filmed incidents involving damage to AWPS property have enabled management to identify the person responsible so we are able to recover the costs of replacement or repairs. Still other footage reveals inconsiderate actions by some residents and visitors to the Skyrise. (You know who you are; soon others may also.) In spite of all this, the cameras cannot catch everything. We all need to keep a watchful eye.

Please do not let people “tailgate” behind you into the building, the garage or the pool area. If you see questionable activity of any kind on the property, contact AWPS management or security immediately. **PHONE: 955-7707!**



SMOKING ETIQUETTE

Smokers are reminded that

It is both illegal and dangerous to flick ashes or throw cigarette butts from the lanais.

The Skyrise is a good building to live in because “average” sound doesn’t travel very far. However, smells and odors do travel readily up and down the ventilation shafts.

If you smoke in your apartment, be considerate to other residents and refrain from smoking near the vents. Some of your neighbors find second-hand smoke *very unwelcome*. **Thanks for your understanding!**