

Happy St.
Paddy's Day
to ye!



Ala Wai Plaza SKYRISE

<http://aoaoweb.hmcmgt.com/>

NEWSLETTER

MARCH 2011

ANNUAL MEETING

The annual meeting was held on March 3, and we had a very good turnout, with almost 65% response, counting guests and proxies.

The annual meeting provides a "State of the Skyrise" report, elects board members and takes care of a few basic business requirements. Our newly elected Board members are Brad Tanimura, continuing on the Board from 2010 (Thanks, Brad!), Donalyn Dela Cruz and Norma Basteris. All have been elected to serve a three-year term. Congratulations and thanks for stepping up to the plate and assisting the AOA!

A short organizational meeting of the new Board was held following the meeting and officers for the coming year were elected. Actually all are remaining status quo from the 2010 roster; Suzie Lewis, President and Treasurer; Malcolm Barcarse, Vice-President and Kaleo Wood, Secretary.

To all of those who found the time to attend the meeting, "mahalo plenty!" If you are receiving this newsletter electronically, I've attached a copy of the President's Report, for your review. If you are not receiving this via email, you may access the report on our website, or request a copy from the office.

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**S-s-s-h** PLEASE don't distract the Sealmaster's crew with questions about the project, dates, etc. If you have questions or would like additional info, please check with Ken, or [awpsboard@gmail.com](mailto:awpsboard@gmail.com). We are trying to keep everyone up to date with all the details of this project, and there are many! If you're interested, please take time to review the notices in the elevator (they change weekly!) and the newsletters. Both are posted on our website at <http://aoaoweb.hmcmgt.com> **Mahalo!**

## UPDATES TO THE BUILDING PROJECT:

Please take note of the following areas and dates that are scheduled to be worked on in the coming weeks....some immediately! PLEASE REMEMBER: ALL DATES ARE BEST GUESSTIMATES AND SUBJECT TO CHANGE! If you are going to be out of town, please prepare accordingly. If questions, talk to Ken.



## RE: RAILING INSTALLATIONS

Again, all personal items must be removed from your lanai. **The lanai doors will be secured and locked from the outside for 3-5 working days while this replacement is completed. THIS IS A MATTER OF CRITICAL SAFETY AND IT IS ABSOLUTELY IMPERATIVE, THAT YOU DO NOT GO ON THE LANAI FOR ANY REASON DURING THIS TIME. DO NOT ATTEMPT TO REMOVE THE LOCKING DEVICE. It's there for a reason ~ FOR YOUR SAFETY!** It will be removed by Sealmasters when the installation is complete and the railing is permanently set.

DROP 3 (University Ave.): (Units 05-07)

**Railing installation has begun** - starting on the 37<sup>th</sup> floor. Advance notice is being provided to those residents whose railings are soon to be replaced. At the current time, Sealmasters is anticipating an installation period of 3-5 work days for each floor. However, the crew will be overlapping the demolition of one railing, with the installation of the railing above. Individual advance notice is being provided to each resident as the time nears for your railing to be replaced. The tentative schedule for the next few weeks is as follows; the schedule will be adjusted as necessary due to unforeseen changes and/or weather conditions.

|                        |             |
|------------------------|-------------|
| 34 <sup>th</sup> Floor | March 4-11  |
| 31 <sup>st</sup> Floor | March 7-11  |
| 28 <sup>th</sup> Floor | March 9-15  |
| 25 <sup>th</sup> Floor | March 11-17 |
| 22 <sup>nd</sup> Floor | March 15-21 |

**March 28th**

**Begin waterproofing lanai** floors, starting on the 37<sup>th</sup> floor.

**April 29<sup>th</sup>**

**Complete all work!!!**

**DROP 4 (University Ave):** **(Units 01-04)**

**Currently** **Painting & re-caulking continues**  
**March 28<sup>th</sup>** **Begin railing installation,**  
Starting on the 37<sup>th</sup> floor  
**April 29<sup>th</sup>** **Begin waterproofing lanais,**  
Starting on the 37<sup>th</sup> floor.  
**May 31** **Complete all work!!!**

**DROP 16 (Diamond Head):** **(Units 04-07)**

Repairs and caulking will continue for the next 5-6 weeks. **To owners who requested recaulking of the enclosed lanais; this work will be done in late March- April time frame.**

**April 25<sup>th</sup>** **Pressure washing**  
**April 26<sup>th</sup>** **Begin priming & painting**  
**June 13<sup>th</sup>** **Begin railing installation**

**DROP 15 (Diamond Head):** **(Units 01-03)**

Evaluation of the building and lanai conditions, and extent of spalling is underway. **It is critical that all personal property be removed from these lanais so proper assessment may be completed.** Depending upon the amount of damage to lanai floors and walls, some air conditioners may have to be removed for a short period of time. Those affected will not be known until survey of each lanai takes place. If your unit is affected by this, you will be given sufficient notice to make arrangements for this temporary removal, or it may be possible to raise it to a higher elevation so repairs, if necessary, can be done underneath it.

Concrete repairs have started; it is highly recommended all doors and windows be kept securely closed, and air conditioners turned off, during working hours to prevent dust and debris from entering your unit. (Through past experience we've learned trade winds and weather conditions have created problems even when work is not being done directly on your lanai.) More detailed time frames will be provided after assessments are completed for this drop.

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Our lobby library is getting a little bare. If you have some books, games, puzzles, VCR's, CD's, DVD's that you aren't enjoying, **please** consider sharing with your neighbors. **MAHALO!**

WALKWAY SCHEDULE – AHEAD OF SCHEDULE!

Great News! Painting of the walkways and trims are ahead of schedule! As of March 4, floors 37-29 were complete. Following is the anticipated schedule for the next few weeks:

28th-26th Floor March 7- 15
25th-23rd Floor March 16-24
22nd-20th Floor March 25- April 4
19th-17th Floor April 5- April 13
Etc.... Dates to follow

When the painting of the hallways and trim is pau, painting of the doors will begin; again starting on the 37th floor. Updates on that will be forthcoming as the time gets closer.

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**POOL CLOSED:** Hours of operation for the pool will be changed while work is being done on Drop 15. Effective immediately, the pool area will be closed while Sealmasters is working..Monday through Friday – 8:00 a.m. to 4:30 p.m., holidays excluded.

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~~ BIKES & MOPEDS ~~
AWPS REGISTRATION REQUIRED!

Please be sure your bike or moped is registered with the AWPS office and has the AWPS sticker attached. Failure to do this will put your bike or moped in a **status of possible abandonment** and it will be disposed of! Please check with the Resident Manager if you recently moved into the Skyrise with a bicycle or moped, or got a new one. Also, please note, bikes and mopeds may only be parked in the designated areas –NOT in stalls and NOT attached to any red fire stand pipes.

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***LAST CHANCE!***

If you've been thinking about changing your kitchen louvered windows to the sliding glass design, there's one last chance to sign up with others that are making the change at this time. Approx. cost is \$1650. For more information please contact Debra Wood (Skyrise resident) at: [onebarbie2@yahoo.com](mailto:onebarbie2@yahoo.com)  
Hopes are to get this project started "asap!"