

Ala Wai Plaza SKYRISE

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

NEWSLETTER

APRIL-MAY 2011

UPDATES TO THE BUILDING PROJECT:

Please take special 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, please check with Ken.

At this time ALL areas of the one-bedroom units are under some stage of renovation. It's extremely important that all lanais remain clear of all belongings during working hours, and that doors and windows remain closed and secured to minimize dust and noise. Also, for your privacy, please keep blinds and/or drapes closed.



RE: RAILING INSTALLATIONS

Once more, all personal items must be removed from your lanai. The lanai doors will be secured and locked from the outside for a period of time 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. HOWEVER, even after the bar has been removed, PLEASE DO NOT GO ON THE LANAI DURING working hours as the need for caution and safety is always present as long as the scaffolding and cables are in the area facing your lanai.

LITTLE KNOWN FACTS ABOUT OUR NEW DESIGN:

Each pane of glass weighs almost 200 lbs! and requires 3 certified workers to handle each pane at all times during the installation. When you do the math, that means over **30 TONS** of new glass at the Skyrise!

The glass is being mounted on the inside of the parapet wall to be code-compliant with new railing installations.

'HEADS-UP!' By the end of May, painting of the hallways should be complete, and painting of the **FRONT DOORS** will begin, from 37th floor down. The plan is to prime and paint one floor of doors each day. As this phase gets closer a weekly schedule will be posted and a sign-up sheet provided to indicate that someone will be available to provide **FULL DOOR** access to your unit. However, we wanted to provide this "HEADS-UP" so residents/owners may consider making arrangements to be at home when this work is done. If someone is available at your residence on the day work is scheduled, and the door may remain open **ALL DAY**, the entire door face will be primed and painted (with two coats.) If no one is available on the scheduled day, work will be done with the door closed; this will leave a small (approx. 1/4 inch) edge around the door which will be unpainted. However, paint will be provided to any residents who wish to complete the work at their own convenience. (Unfortunately Skyrise personnel will NOT be available to provide this service for you.)

DROP 16 (Diamond Head Units 04-07)

Priming and painting has begun on this Drop, starting on the 37th floor and working down. (Railings and waterproofing of lanai floors happen after this phase.)

DROP 15 (Diamond Head Units 01-03)

Concrete spalling repairs continue throughout this drop, on and around lanais and the exterior walls of the tower building. It's noisy and dirty work; please remember to keep doors and windows closed, as well as the air-conditioners turned off during the working hours.

DROP 3 (University Ave.)

Recent unfavorable weather has set back the installation of railings. However, the current schedule is to complete all railings on Drop 3 by end of May (except the 3rd floor where the front "canopy" interferes with railing installation on that floor. Railings on the 3rd floor will be done last when the safety canopy can safely be relocated to provide access to that area.)

DROP 4 (University Ave.)

Prior to railing installations, waterproofing of "bare concrete" lanai floors will begin on May 9. (Tiled floors will not be affected by waterproofing.) Railing installations for Drop 4 are scheduled to begin on May 31, starting with the 37th floor and working down.

SO WHAT ELSE IS NEW.....?

Craig Iijima (and yes, that is the correct spelling!) has recently joined the Skyrise staff to manage the multitude of tasks necessary to the upgrading and upkeep of our property. One of the first jobs was to check all lighting in the trash rooms, clean the vents and repaint the rooms (non-private floors only.)

Currently he's working on a very-long overdue job of refinishing all our metal fire (exit & stairwell) doors removing years of layers of paint and rust, treating against future rust, restoring or replacing all hardware to get these doors back in good working order. (No more slamming, or sticking, doors when he's done. When this first phase is complete from 37th floor down to the ground level (makai stairwell) he'll prime and paint all the doors. Then repeat this process on the mauka stairwell. So, if you see this guy covered in dust, rust and paint, it's probably Craig - please be sure to say "Hi" and welcome him to the Skyrise!

Other improvements forthcoming...

- Replacement of the faulty "Exit" signs with new energy- saving lights.
- Corner guards for the columns in the elevator foyers to protect against damage.
- Revised House Rules relative to Resident Parking will be mailed to all owners; but are already posted on our website (under the Resources Tab.) The Board thinks it's great news for those with an extra 2-wheeled vehicle, i.e., moped or bicycle.

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**SOMETHING ELSE NEW...but NOT sponsored by the AOA or the Board of Directors.**



A special order for kickplates to protect the freshly painted front doors will be placed on June 13. They'll measure 34" x 8" and be a green acrylic material to match the paint of the front door. This size will work for both the one-bedroom and two-bedroom front doors. Ken has a sample in the office so you can check color and material. They will be the same as those to

be installed on the trash room doors, except for the color! If you're interested, please give Ken a \$20.00 check made payable to Cash or Suzie Lewis (BUT again, this is being handled as an individual project – and NOT sponsored or endorsed by the Board of Directors!)

**FLOORING SAMPLES** for the walkways and 2-bedroom entrance areas (non-private floors only) will be available for your review and input in the next few weeks.

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ABANDONED BIKES....will soon be gone!

An inventory has been taken of all bikes which have not been registered with the office. If you don't have the Skyrise decal on your bike or moped, please check with Ken ASAP before it's disposed of!

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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 any questions or would like additional info, please check with Ken. 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](http://aoaoweb.hmcmgt.com) Mahalo!

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is a local nonprofit organization committed to ending the use of fossil fuels. Their goal is to eliminate Hawaii's dependency on imported oil by switching to local, clean, renewable sources of energy. The result? Energy security, economic growth, job creation, environmental protection, and a better quality of life.

Through educational outreach and developing programs that connect island communities with effective solutions, Blue Planet Foundation is fostering Hawaii's clean energy future.

They're offering Skyrise residents an opportunity to learn what you can do at home to support these programs – AND reduce your electric bill! Keep an eye out for up-coming information regarding a presentation – and FREE CFL lightbulb exchange!

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Thanks to all for your continued cooperation and patience. We're getting there! To really see our new look, **Check out the look of our new railings on the University Ave side – from Hausten /Isenberg St. area.**