

Ala Wai Plaza SKYRISE

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

NEWSLETTER

JUNE 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.



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 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.**

DROP 4 (University Ave.)

Railing installation continues. For the week of June 27, railings on 31st-37th floors will be worked on. Future scheduling of railing installation will depend on the progress and weather. Please follow the weekly updates for the railing schedule which are posted on site, and also on the Skyrise website.

FRONT DOORS Floors 3-16

Refinishing of the front doors is proceeding, with approx. one floor being completed each day, with Friday morning being dedicated to touch-ups for doors where full access was not provided earlier in that week.

For the week of June 27, refinishing of Floors 12-16.

The plan is to prime and paint one floor of doors each day. Please monitor the weekly schedule updates to identify when your door is expected to be refinished. 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. Friday mornings will provide a second opportunity to have the unfinished edge painted by Sealmasters, if you have someone available to provide open access. If that is not possible, 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.)

OTHER WORK IN PROGRESS

DROP 16 (Diamond Head Units 04-07)

Final coat of paint is being applied, and for those with tile floors, this is the last step before bedroom railings are replaced. For those with "bare" floors, Sealmasters will be applying a waterproofing sealant to your lanai floors. **Please watch the weekly announcements posted on site, or on our website for future details. In the meantime, all lanais must remain clear of all personal belongings.**

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 12 (Diamond Head 2 Bedroom Units)

Repair work starts on Drop 12 on June 27. Please ensure all personal belongings are removed from your lanai. As before, 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. If air conditioners are installed close to the floor or walls, you may be notified to remove them while the contractor is working on those areas.

As always, please keep your blinds/drapes closed for privacy, and please do not disturb the Sealmasters' crew.

If you have questions or concerns, please talk to Ken or email the Board at: awpsboard@gmail.com

Continued on page two...

HAWAII'S HURRICANE SEASON has started and the "experts" indicate we may have an active season. Here are a few things you should know.

A HURRICANE WATCH is issued when there is a threat of hurricane conditions within 36 hours. Preliminary precautions should be taken.

A HURRICANE WARNING is issued when sustained winds of 74 mph or more are expected in a specified area in 24 hours or less. A hurricane warning can remain in effect when dangerously high water or high waves continue, even though winds may be less than 74 mph. Actions for protection of life and property should begin immediately when the warning is issued.

AN EMERGENCY KIT should be something you have ready, just in case. Water, non-perishable food (with can opener), paper plates and plastic utensils, first aid kit with medications and toiletries, battery operated radio and flashlight, plus extra batteries, **CASH** and don't forget to fill up your vehicle's tank with gas!

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**WALKWAY FLOORING – STILL UNDER DISCUSSION AND WE'D LIKE YOUR INPUT!**

Because of the unique design with our split-level units, one half of our walkways are directly over the downstairs bedrooms – those facing University Ave. There has been a question of the noise factor affecting residents with downstairs bedrooms. To determine the extent of this issue a basic survey is underway. If noise on the hard surface (such as the bare concrete we've had the past several months since the old grass flooring was removed) is a concern for a majority of people an option for two types of walkway flooring may be considered. This may mean a tile (or hard surface) flooring for those floors not affecting downstairs bedrooms and a "softer" flooring (possibly grass or other synthetic material) for those walkways directly above the downstairs-bedroom units. **Please complete the survey form by the office or send a response to [awpsboard@gmail.com](mailto:awpsboard@gmail.com) so we can get your input.** Our next Board meeting is July 5; we would appreciate your input (one way or the other) prior to that date. Thanks VERY much

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It's been brought to the Board's attention that a few residents are taking advantage of the free car wash at the Skyrise by using it more than once a day. In an effort to provide fair access for everyone, we are requesting that you limit usage to just one car wash per unit per day. This is a courtesy to fellow neighbors who may wish to wash their vehicle. Hopefully everyone can appreciate and comply with this request, so no changes will be necessary to our free access to the car wash. Thanks for your cooperation!

MISSING.... Have you seen this item?



For several weeks one of our Motorola radios has been missing. If by chance you've seen this or know its whereabouts, please let Ken or one of the Skyrise staff know. We'd appreciate it VERY much since it helps all of them keep in touch through the day. Or if by chance you picked it up, *please* return it. (No questions asked!) *Mahalo plenty!*

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**OTIS ELEVATORS** – *We are working with Otis and Heco to resolve the on-going issues. We can use your help. If you experience ANY problem with the elevator, please provide info to Ken or security, or complete the questionnaire by the office door. This will help identify "intermittent issues."* Mahalo!

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NOTICE REGARDING TINTED WINDOWS & DOORS...etc.

The Skyrise Building Rules state "Tinted glass windows must have prior Board approval in writing." (Refer to Paragraph "K", Page 9). It has been the practice of the Board **not** to approve tinting with a reflective finish as it detracts from the exterior appearance of the Skyrise. Please be familiar with all Building Rules, especially those affecting the common elements before proceeding with any work. This includes tinting, changing doors and windows and lanai enclosures. Copies of the Building Rules are located on the Skyrise website under Resource Center, Governing Documents, or may be obtained at the office.

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**SOMETHING ELSE NEW...but NOT sponsored by the AOA or the Board of Directors. (Update!)**

A special order for kickplates to protect the freshly painted front doors will be placed on **July 5**. They'll measure 34" x 8", be a green acrylic material to match the paint of the front door for both 1 and 2 bedroom units. See Ken for a sample of color and material, if interested. If you'd like to order, please give Ken a \$20.00 check made payable to Cash or Suzie Lewis (Again, this is being handled as an individual project – NOT sponsored or endorsed by the Board of Directors!) For those who've already responded, my apologies for the delay – I was traveling out of the country, and unable to follow up on this. I'm back, so this will be taken care of soon! Thanks!

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