

Ala Wai Plaza SKYRISE

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

NEWSLETTER

JULY 2010

WHAT'S NEXT WITH THE RENOVATION PROJECT?

TWO BEDROOM UNITS:

Currently:

Final repair of the makai lanai areas is underway, starting from the top floor and working down. These areas are being primed and painted, and refinishing of those floors which needed repair will be completed within the next several weeks.

IF YOU HAVE BLINDS OR SHADES installed on the lanai, they will need to be removed to ensure the completion of work in this area. Sealmasters may be contracted to do the removal (and disposal) of this for you, *at your expense*. They will NOT reinstall any blinds. If you would like assistance with this, please talk to Ken. **This work is already in progress and the next phase will start with the 31st floor. Please take the appropriate action if you do have blinds installed.**

When these lanai areas are complete, scaffolding will be moved to the Zone 9 (sheer wall which covers the back of your kitchen) areas for repair, painting and priming. It is strongly suggested that you continue to keep the makai lanai clear of any personal items while this work is completed to ensure that our island trades do not cause overspray which might affect your belongings.

Next Phase (Within the next two-three weeks!)

One crew will begin work on the Diamond Head side of the two-bedroom units. As before, with the makai lanais, it will be necessary for **all** personal items to be removed from the Diamond Head lanais while this work is in progress.

ONE BEDROOM UNITS (Units "04"- "07"):

Pretty soon! August 26 is the target date for work to begin on the one bedroom units. **First Phase** will be for scaffolding to cover the Diamond Head side of the building; starting from the "07" unit through to and including the "04" unit.

Second Phase will begin shortly thereafter (within three weeks), a second drop will be covering the same units, on the Ewa side (facing University Ave.) of the building.

Evaluations will be done for each lanai to determine the amount of repairs required. If you have not submitted a questionnaire detailing the condition of your lanais, please do so asap. This information will help expedite the work process. Forms may be obtained from the manager's office or on our website at <http://aoaoweb.hmcmt.com/> under "Resident Services-Online forms".

VERY IMPORTANT!! For the residents and owners of the two-bedroom units and those in Units "04" through "07", it will be necessary to have your lanais cleared of all personal items for the duration of this work. If you are going to be off-Island, please ensure this is done before you leave. If the unit is vacant, please ensure no items are on the lanais. **Neither the contractor nor the AOA will be responsible for any damage or loss of items left on lanais while this work is in progress.**

In addition to having your lanais clear, the lanai doors and windows should remain closed and secured from the inside during the Contractors' regular work hours (Monday-Friday; 8:00 a.m. to 4:30 p.m., excluding posted holidays)

WHAT'S NEXT WITH THE RENOVATION PROJECT? (CONTINUATION)

FRONT ENTRANCE:

Just prior to the scaffolding on the ewa side of the building, Sealmasters will be erecting a canopy over our entire front driveway, parking area and sidewalk. This is a safety precaution because of the extensive work being done on the building.

The canopy will be 15 feet high in the parking lot area to provide access for most moving vans and delivery trucks. **If you have deliveries or are moving during this time, please advise your contractor of this height limitation.**

It's understood that some people may object to the appearance of the canopy. However, without it, we would not have access to the parking and delivery areas in the front of the Skyrise for the duration of the work along the entire ewa side of the building.

Another canopy will extend over that portion of the University Ave. sidewalk to protect pedestrians.

BBQ AREA:

Again, for the safety of everyone in the immediate vicinity of the work being done, the **BBQ area will be closed** to any activity **during Sealmaster's working hours**. Since the BBQ area is generally used only on weekends or evenings, this should not be a problem. But, if you were thinking of a mid-week, daytime BBQ, please reschedule to a time when the area will be "open." Check with Ken if any questions.

Thanks to everyone for your continued understanding, patience and on-going cooperation. It's VERY much appreciated by all involved.

Other bits of info ~



RECYCLING CHANGE effective July 1

A HUGE MAHALO to everyone who's participating in the new recycling process, especially to those who are breaking down the cardboard boxes! There were some start-up issues with this new process, and we're monitoring it to ensure we get everything right. The ease of allowing all recyclables into one bin and the addition of cardboard seems to have attracted more "business" for the recyclers, and we're in the process of measuring the volume that we're recycling so we can ensure there's always room for your "stuff." Thanks for your patience and cooperation!

FYI.All glass, cans, newspaper, plastic bottles **AND cardboard** will be collected in one common container on the ground floor. Individual bins will remain on the upper floors on the garage, but it will NOT be necessary to separate the items. It will be extremely helpful if you can break down the boxes prior to leaving them in the recycling area. Please do NOT put them in the dumpster or drop them down the chute.

NEWSLETTER DISTRIBUTION CHANGE

As in the past, the AWPS Newsletter is sent electronically to all residents and owners who have provided an email address. It is also posted on the official Skyrise website at <http://aoaoweb.hmcmt.com/>. Additionally, copies are available by the Manager's office. If you are a non-resident owner, without an email address and would like a copy of future newsletters, please send a written request to the AWPS Board at 555 University Ave., Honolulu, HI 96826. We will forward future copies as they become available. If you are not receiving this newsletter via email and would like to, please send your email address to: awpsboard@gmail.com