

Ala Wai Plaza SKYRISE

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

NEWSLETTER

AUGUST-SEPTEMBER 2010

EACH FRIDAY, there is a meeting with Sealmasters to review our progress and determine what's up next on the project schedule.

From the very beginning, every stage of this project has been dependent upon weather, and fortunately Mother Nature has been fairly kind to us so far. Hopefully she'll continue to be so.

However, as the project moves forward, actions are modified to provide the best productive use of resources, and so, if you're interested in the progress of this project, please take a few minutes to review the updates posted in the elevator, in the newsletters and on the Skyrise website. **This will provide the most current information, and should not be confused or compared with what may have been previously written or posted.**

WHAT'S NEXT WITH THE RENOVATION PROJECT?

TWO BEDROOM UNITS:

Currently:

The makai (Waikiki-facing) lanais have been completed and work is beginning on the Zone 9 drop (sheer wall which covers the back of your kitchen). Although you may put belongings back on the makai lanais, it is strongly suggested that you keep them covered until such time as Drop 9 is complete. With our trade-winds, it's possible that primer and/or paint may blow onto your lanai and possessions. If you do experience "overspray" on your lanai, please let Ken know asap.

Weather permitting, it is expected that work on Drop 9 will be completed within two weeks.

Work on the Diamond Head lanais of the 2-bedroom units has been pushed back (time-

wise) because of wind patterns around the Skyrise. If this area was completed prior to the one-bedroom units, there is a very strong possibility that primer and paint overspray would affect those areas, and would then require extra time, clean-up and expense.

ONE BEDROOM UNITS (NEWS FOR ALL!)

Currently:

Work has begun on the Diamond Head side of the Skyrise for the "04-07" units.

Phase Two will begin on/about Sept. 15. Two drops will be covering **ALL 1 BEDROOM UNITS and Walkways** on the Ewa side (facing University Ave.) of the building.

Again, evaluations will be done for each lanai to determine the extent of required repairs. 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 Ken or the Ala Wai Plaza Skyrise website at <http://aoaoweb.hmcmgt.com/> under "Resident Services-Online forms".

VERY IMPORTANT!! For the residents and owners of Units "04" through "07" and **ALL one-bedroom owners/residents with the downstairs bedroom lanai**, 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. **Failure to help with this requirement delays the project & causes unnecessary expense! 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.**

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) (*Note: Week of Sept. 7, hours have been extended to 5:30 p.m. to compensate for holiday time off on Labor Day.*)

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

FRONT ENTRANCE:

On/about September 13, Sealmasters will be erecting a canopy over the entire front driveway, parking area and sidewalk. This is a safety precaution because of the extensive work being done on the building.

PLEASE NOTE: Deliveries, move-in and outs from September 13-15 (tentatively, depending upon weather) will not be permitted through the front parking area. Trucks will have to park in the makai service area by the trash room and utilize the sidewalk for access to the service ramp. This is due to the construction of the canopy and extended staging for the next phases of this project.

The canopy will be 15 feet high in the front parking lot area (and sidewalk) to provide access for most moving vans and delivery trucks. Once the canopy is in place, **you should advise your contractor or mover 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 area in the front of the Skyrise for the duration of the work along the entire ewa side of the building.

When work begins on University side of the building, parking will be limited to the two stalls directly in front of the Skyrise. Use of parking stalls #3-7 at the mauka end of the lot will be restricted to prevent possible damage from debris or primer/paint. Parking stalls #32-35 are available in the garage for guests and contractors.

BBQ AREA:

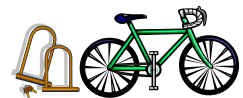
Again, for the safety of everyone in the immediate vicinity of the work being done, the **BBQ area will be closed** to any activity **during Sealmaster's working hours.** If you are planning a mid-week, daytime BBQ, please reschedule to a time when the area will be "open." Check with Ken if any questions.

Other bits of info ~~~

Deterioration of some lanai floors may require that existing tile be removed to complete spall repairs. If your lanai is one of those, you will be notified in writing. Also, if you have an air-conditioner installed, it will be necessary to remove the air conditioning unit to provide access for the repairs. (Unfortunately, it appears leaky air-conditioners may have contributed to the potential spalling.) If your unit is included in this situation, with necessary spalling repairs AND an air-conditioner which needs to be removed, Sealmasters has agreed to delay repairs of your unit until the end of this phase of repairs so your time without use of your a/c will be minimized. However, it will be the **resident's** responsibility to have the a/c unit removed and reinstalled to allow access for the repairs. As the time nears, you will be provided advance notice to make such arrangements.

In line with revised house rules, all existing carpeting will be removed from lanai floors. If necessary, damaged floors will be repaired, and all will be recoated with a waterproof sealant. If you intend to put a ceramic tile on your floor, please complete the questionnaire available on-line (or at Ken's office) and Sealmaster's will finish with a sanded coating, ready to accept a ceramic tile installation.

ALL YOU 'BIKERS!'



It's been noticed that a few folks aren't quite as considerate of other peoples' bikes as some are. We know parking for the bikes is tight (and options are being considered to fix this.) However, in the meantime, if you share the bike racks with others, please try to keep your neighbor's bikes upright to prevent unnecessary damage. Everyone wants the best care for their belongings, and sometimes it's necessary to depend on others for assistance. Mahalo!

