

Ala Wai Plaza SKYRISE

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

NEWSLETTER

OCTOBER-NOVEMBER 2011

Project Updates!

DROP 4 (Univ. Ave. Units 01-04)

ALMOST PAU! For Real! One final run is scheduled from Nov. 7-9 to recheck all work before removing the staging/scaffolding from this drop. This will include all floors from 37th down to the ground. Residents do not need to do anything special.

'ALL PAU' Drop 4 - anticipated for November 10!

DROP 3 (Univ. Ave. Units 05-07)

Final floor (Units #305, 306 and 307) – Repairs are scheduled to begin on November 10 and continue for several weeks, until December 5. This involves spall repair, refinishing and waterproofing of untilled floors, and railing installation. **During this time residents must have all personal items (including air conditioners) removed from their lanais;** Sealmasters will secure your lanais from the outside. Please keep your windows and doors closed at all times to prevent dust and debris from entering your unit.

ALL UNITS: Final check of all lanai/railing scheduled for December 6-8.

'ALL PAU' Drop 3 - anticipated for December 9!

DROP 16 (Diamond Head Units 04-07)

We are in the final stages of lanai waterproofing and preparation for railing installation. As this goes to press, November 2, the LIVING room lanais of the 9th floor and above are PAU! Feel free to “refurnish” your living room lanai! **All painting expected to be complete by November 21.** Railing installation (bedroom lanais only) will begin Nov. 22, starting with the Penthouses.

DROP 15 (Diamond Head Units 01-03)

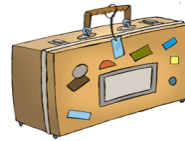
Great progress here. Caulking should be completed by November 9. **Power Washing is scheduled for November 14-16** and that's the last step before the priming and painting! **PLEASE ENSURE ALL PERSONAL ITEMS ARE OFF DIAMOND HEAD LANAIS AND YOUR WINDOWS AND DOORS ARE CLOSED SECURELY FROM INSIDE.** If you need tape or plastic sheeting to provide extra protection, please talk to one of the Skyrise Staff or leave a note at the office. Priming starts on November 17.

DROP 12 (Diamond Head Two-Bedroom Units)

Caulking/spall repairs expected to be complete by November 18. **Power washing is tentatively scheduled for November 20. PLEASE ENSURE ALL PERSONAL ITEMS ARE OFF DIAMOND HEAD LANAIS AND YOUR WINDOWS AND DOORS ARE CLOSED SECURELY FROM INSIDE.** If you need tape or plastic sheeting to provide extra protection, please talk to one of the Skyrise Staff or leave a note at the office. After that ~ the final phase of this incredible project – lanai floor waterproofing (for any untilled floors), priming and painting.

DROP 14 (Where is that?)

The stairwell area facing Diamond Head by the two-bedroom units will also be power-washed, primed and painted on the same schedule as the two-bedroom units.



~ ~ ~ ~ ~ IMPORTANT DATES!!! NOVEMBER 10-DECEMBER 1

Ken, Lindsay and Madison will be on a long-awaited vacation to various areas on the Mainland – including lots of cold weather!

In Ken's absence, Dave Roesler, a very experienced resident manager, will be filling in on a part-time basis. Dave will be on property Monday, Wednesday and Friday mornings from 8:30-12:30. His hours are flexible, so if it turns out we need more support, the schedule may be adjusted.

Requests for reserved parking and freight elevator for move ins/outs and deliveries may be scheduled with our regular security/maintenance staff, or leave a note in the office mail slot, and it will be taken care of on a daily basis.

Emergency issues (specifically plumbing problems), please contact through the office line (955-7707) and the on-duty person will pick up and appropriate action will be taken to assist you. (Alternative emergency number is: 388-0969)

Questions re the building project may be sent on line to awpsboard@gmail.com, or left in the mail slot at the office.

*Welcome Aboard,
Dave! Have a
great time, Ken!*



DID YOU KNOW....?

An inventory of Skyrise Bikes is in progress. If your bike has not been registered and does not have a Skyrise decal on it, it will be impounded and after legal notice, disposed of. If you have a question about this, please check with Ken ASAP. Also a bike "went missing" from the garage shortly after this last notice, so again, we're reminding bike owners that the best way to secure your bicycle is with a heavy-duty "U-Bar" lock? They seem to be more thief-proof than other options; you may want to consider this to protect your investment!

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STAYING OUT OF THE HEADLINES!

Although several reminders were given to Skyrise "cart-nappers" to return the shopping carts to our parking garage, it seemed to be sufficient to prevent on-going problems. So, for now, there will be no public notices of the offenders. However, monitoring will continue and repeat offenders will definitely find their names in the **HEADLINES!** Thanks everyone!

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A NEAR MISS...ALL LOUVERS ~ must be kept in good working condition, with secure working hardware. Recently a near-mishap occurred when windows from an upper level two-bedroom unit blew out and into the pool and garden area, narrowly missing the Sealmasters crew as they worked on the rigging. Fortunately no one was in the ground area because it was sealed off as safety precaution due to Sealmasters working above. Another incident occurred earlier this year when an entire frame (including the louvers!) blew out of a one-bedroom kitchen window into the walkway. Again, fortunately no one was injured. But if you can't open and close your louvers, or the louvers are not straight and secure, ***please, please*** check the hardware to make sure it is in good working order. These incidents could have had tragic consequences; we don't want to run that risk! Please check your windows and hardware and be sure they're OK!

OTHER UPCOMING PROJECTS:

TOWER WINDOWS ~ Exterior recaulking of all the windows around the Skyrise elevators will begin later this month. The exterior sealant is very badly deteriorated (or missing in some areas); it will be removed, the glass and framing cleaned, and recaulked with a silicone sealant to protect against future damage.

GARAGE ENTRANCE TO UPPER LEVELS OF PARKING STRUCTURE ~

If you park on the upper floors of the parking garage, you've probably noticed that the spikes are missing from the exit area. Several previous "fixes" to prolong the life of the spike system has proven ineffective and costly. Rather than continuing on-going repairs, the Board is in the process of obtaining bids to replace the arm and spikes with a roll-up door which will provide better security. We are in the final stages and hope to have a new system in place in the near future. Thanks for your patience!

FRONT ENTRANCE LANDSCAPING is under review at this time. If you have any suggestions (or photos) of what you'd like considered, please drop them off at the office or send via email to awpsboard@gmail.com



COMING SOON, TO A NEIGHBORHOOD NEAR YOU! NOV 6-14!

If you walk, park or drive in McCully, Waikiki, Convention Center area; if you use the Waikiki Post Office, Hale Koa facilities, Kapiolani and/or Ala Moana parks or just happen to be in these areas, you may want to check the following website for up-to-the-minute status reports on what's closed and restricted. <http://www.kitv.com/apec/index.html> Could be an interesting week!

NEWS BULLETIN – GREAT NEWS BULLETIN!

The Board of Directors is VERY pleased to announce the Ala Wai Plaza Skyrise 2012 Budget has just been approved – and there is NO increase in the monthly maintenance fees.

Happy Thanksgiving to all!

