



Ala Wai Plaza SKYRISE

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

NEWSLETTER

JANUARY-FEBRUARY 2012

UPDATES TO THE BUILDING PROJECTS:

DROP 16 (Diamond Head Units 04-07)

FINAL PHASE of this area is now in progress. The new railings are being installed on all the bedroom lanais, starting from the Penthouse and working down. Two floors will be worked on at a time, and the anticipated time to complete each two floors will be 2 ½ to 3 weeks. Advance notice will be given to those floors that the bedroom lanais will again need to be clear of all personal items, and the lanais will be secured/locked from the outside while this work is in progress. The good news is, when your railing is complete, you'll once again have full access to your lanais, hopefully for many years to come! Effective Feb. 1, work will begin on the 29th and 26th floors. The following schedule is **totally tentative**, depending upon weather and other unforeseen circumstances, and the dates may be somewhat earlier or later than projected.

Floors 29 & 26	Feb 1 – Feb 21
Floors 23 & 20	Feb 22 – March 12
Floors 17 & 14	March 13 – April 4

Information for more precise dates, and the lower floors will be updated in the next newsletter.

DROP 15 (Diamond Head Units 01-03)

Waterproofing and painting of the living room lanais continues. Currently (beginning of February) work is being done on the 25th and 22nd floors. Please do **NOT** put personal items back on your lanai until **all work** is completed. This process involves several coats of paint and waterproofing and the absence of workers one day may not mean they are finished with your lanai yet. Please check with Ken if any questions. The waterproofing material does have an odor when being applied. This is non-toxic and will dissipate after completely drying. When all painting and waterproofing is complete, the railing installation will begin.

Railings cannot be installed at the same time as this other work is being done, as it would require two different rigs/scaffolding to be in operation on the same drop at the same time; this is **not** possible.

DROP 12 (Diamond Head Two-Bedroom Units)

Painting and waterproofing continues on this area of the building. In addition, unforeseen repair work on several of the enclosed lanais has been identified and needs to be corrected. This will necessitate an additional several weeks before the staging can be removed from this drop. But the end is getting close!

RESEALING OF THE ELEVATOR WINDOWS should be completed by mid-February, which means that the scaffolding and the canopy will be down, and we'll once again have complete access to our front entrance and parking areas.

WALKWAY FLOORING – Finally, some progress is being made on this project. Prep work will begin in the near future for installation of a quartzite material that will blend in nicely with our new updated look and the existing slate in the lobby areas.



NEED A BIT OF TOUCH-UP?

If your front door (or trim) needs a bit of touching up, please see Ken, or leave him a note. He can provide the paint for your "weekend project."

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INFORMATION

ALERTS!

Via E-Mail

At the Skyrise, we're setting up a new system to alert residents to "critical" conditions that may arise from time to time. These may include unexpected water shut-downs (when necessary due to unexpected plumbing issues), elevator issues or power outages. E- Notices will be sent out to residents with email addresses that are on file with the resident manager. If you are receiving this newsletter via email, then obviously we have your address on file and you will be on the ALERT list, if you reside at the Skyrise. If you are not receiving this newsletter directly via email, then a current email address is not on file. If you would like to be included in this alert system, please provide current contact information to Ken. (Use the blue form by the office door). All addresses are kept strictly confidential and will be used only for Skyrise communications.

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BIKE OWNERS!

PLEASE NOTE!



SEVERAL BIKES APPEAR ABANDONED AND ARE SUBJECT TO REMOVAL. There are bikes on the property which are missing critical parts, a Skyrise registration decal and/or current C&C license. If YOUR bike falls into one of these categories it will be scheduled for removal. If any questions, please check the status of your bike with Ken to ensure you are in compliance with the law and the House Rules. If your bike is NOT registered with the Skyrise office by **February 29th**, the proper legal steps will be taken for its DISPOSAL. **ALSO**...as a reminder, an ounce of prevention is worth a pound of cure. Secure your two-wheeled vehicle with a heavy-duty U-bolt – not just a lightweight cable! (Same suggestion applies to motorcycles and motorbikes parked on Skyrise property!)

GOT LEAKS?



Sad to say, we sometimes fall victim to problems with leaks, whether within our own apartment, or from a neighboring unit. If this happens to you, please contact Skyrise personnel immediately. The phone number is: **955-7707**, or if there's no immediate answer, contact Ken via his cell number at 683-6454. **AND**, if you're going to be off-Island, please ensure Ken has a local contact in case of an emergency affecting your apartment while you're away.

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MARK YOUR CALENDAR!

ANNUAL MEETING –It's that time of year again! Proxies will be in the mail soon and the Owners' Annual Meeting is scheduled for **Tuesday, March 6** at the Ala Wai Elementary School. When you receive your proxy, **please fill it out and return it ASAP – even if you plan to attend the meeting**. We need to ensure we have a quorum. Thanks VERY kindly.

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NEVER-ENDING SAGA of the Shopping Carts continues. Generally there's been an improvement in returning carts to the garage where they belong. Please continue to be a good neighbor by returning the carts promptly. We would like to keep this option open to all residents, but will only do so if everyone helps out! **Mahalo Plenty!**