



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
APRIL 2017

Prepared by the Community Relations Committee to keep you informed of current developments

BUILDING NEWS

EXTERIOR RENOVATION PROJECT: Reminder that the first phase of the project will start on May 8th and it will take approximately 12 months to complete. The work hours will be Monday through Friday, 8:00am to 4:30pm, excluding recognized holidays. The work will be performed from a swing stage scaffold system that will travel vertically up and down the exterior of the building to access all locations. There will be loud jackhammering and grinding noises during work hours. Please avoid all cordoned off areas, and abide all warning signage. Notices have been posted to each unit so please take the time to review notices and please complete the following tasks prior to commencement of work:

- **ALL PERSONAL ITEMS ON LANAIS:**

When the work is scheduled to be performed at your unit, all personal items will need to be removed from the lanai to allow the contractor full access to perform the scheduled scope of work. This includes mirrors and anything mounted on the walls. The contractor can help clear your lanai or remove your mirror for a fee of \$89 per hour. Notify management at least three days prior to commencement of work should you require assistance.

- **AWNINGS AND AIR-CONDITIONERS:**

When the contractor mobilizes each lanai stack and bedroom window stacks, they will conduct a survey to determine which awnings/shades and air conditioners need to be removed, so that repairs and painting can be

correctly completed. If awnings need to be removed, they may be stored on the floor of the lanai. If assistance is needed to remove them Tropical J's can assist, and can reinstall. Any costs will be paid by the owner. If air conditioners need to be removed, the contractor will coordinate with building management to remove and reinstall the window air conditioners for a fee of \$350 each. Owners are welcome to remove and replace the air conditioners themselves or hire someone else to handle the removal and replacement. If your air conditioner is able to be left in place, please ensure that it does not drip on the workmen during work hours.

- **BIRD NETTING ON LANAIS:**

Bird netting on lanais must be removed prior to commencement of work. If your netting is not removed, the contractor will remove it and place it on your lanai. It is the owner's responsibility to reinstall bird netting once the project is complete. Bird Solutions can assist with re-installing nets once the project is complete on your stack at a cost of \$675 (new net using existing hardware) OR \$850 for a complete install of hardware and netting.

- **TILE:**

If the spalled concrete has traveled to locations under your tile from your lanai concrete curb or from the ceiling below your lanai, the

contractor may need to remove tile in order to correctly repair the spalled concrete. The owner will be responsible for purchase and the installation of new tile.

- **LOOSE RAILINGS:** During the concrete repair process, if your lanai is deemed unsafe because the railings have become loose, the lanai door will be secured from the outside. You will have the ability to open the door a maximum of 4" to assist in ventilation. Once the railings have been re-secured, and your lanai is safe, the door will be unlocked.

The 2017 Annual Meeting of the Association of Apartment Owners of 1350 Ala Moana: The meeting was held on Monday, March 6th. Congratulations to the following owners who were elected to the Board of Directors:

- Charlie Knight (3 year term)
- Clifford Mirikitani (3 year term)
- Colin Yu (3 year term)

Retirement Celebration for Ernesto Guerrero: A farewell celebration luncheon was held on March 30th for Ernie, who retired after 44 years at 1350. Staff and several long-time building residents attended this catered event. Ernie was presented with a gift from the AOA as appreciation for his years of hard work. Many residents generously showed their appreciation by gifting him with cards and leis. A plaque was presented to Ernie at the annual meeting announcing that the woodshop would be named Ernie's Woodshop in his honor.

Woodshop Update: The woodshop was recently given a facelift with a new coat of paint and some new equipment.

Friendly Reminders:

Please remember that we live in a community and we need to be mindful of others: Please return grocery carts to their home base floor after using them. Leaving them in your hallway prevents other people from using them. And please remember to take your cardboard boxes to the trash room, use the correct place for your trash in the floor trash rooms and close the door when you are finished.

CALENDAR

The next meeting of the Board of Directors is scheduled for Wednesday, May 24th at 7:00pm in the 3rd floor party room.