



REPAINTING OF PARKING GARAGE AND BUILDINGS

Starting the week of October 3, 2016, a painting contractor will begin painting and concrete repair on our parking garage. This portion of their work will continue through January of 2017 and then they will move over to the main buildings and begin their work there. During this work on the parking garage there will be certain parking stalls that will need to be vacated for periods of time; some just during the daytime working hours but also some for a number of days due to the scaffolding that the painters will be setting up. Parking stalls that will need to be vacated for a period of days will be permitted to park in our East Guest Parking area until you are notified to move back into your stall. We will be sending notices to apartments with affected stalls when the painters get to that area notifying you if and when you should move your vehicle from your stall. Again, many of these will be due to painting around your stall so we do not have any paint spray or splatter get onto to your vehicle. We will appreciate everyone's help and cooperation throughout this project to help alleviate problems and make the project go smoothly. Please contact the Management Office if you have any questions.

FORTY-FIRST ANNUAL OWNERS' MEETING

A reminder note to all of our owners that the Forty-First Annual Owners' Meeting will be held on **Wednesday, November 2, 2016 at 7:00 p.m.** in the Mauna Luan West Lobby. All proxy forms should be returned to the Management Office **not later than 4:30 p.m. on Monday, October 31, 2016 to be valid for this meeting.** Also, we need to have at least 40% of the ownership represented at the meeting in order to hold it, so please return your proxy as soon as possible to be sure we have the required percentage of representation. You do not forfeit any

voting privileges by turning in a proxy so please help us to ensure that we have the required 40% representation prior to the meeting. If any owner has questions regarding any of the information contained in the packet please contact us at (808) 395-7544. Mahalo!

REPLACEMENT OF EAST BUILDING BOOSTER (WATER) PUMPS

Sometime around the middle of October a plumbing contractor will be replacing the water pumps that provide water to all apartments in the East Building between floors 6 and 20. While this work is in progress it will be necessary to shut down the water for at least 8 hours while the old pumps are removed and the new ones set in place. It will also be necessary to drain all of the water from those floors so we need everyone to plan their day accordingly. The work will start around 8:30 a.m. on the day of replacement and the water will be off until at least 4:00 p.m. that afternoon. Depending on how fast the work goes it could be later than that. The contractor will restore water pressure before they leave that day but please be prepared for not having water all day. We will be posting notices once we have the exact date and try to give everyone as much lead time as we can. If there are any questions, please contact the Management Office at 395-7544.



HALLOWEEN & TRICK OR TREAT



A reminder that Trick-or-Treating throughout the buildings **is not** permitted at the Mauna Luan. Because of the desire for privacy by many of our residents, along with the potential danger due to many children running around the premises, it just does not work very well in high-rise buildings. If your children do dress up you must accompany them and they may only go to those units that you have been invited to in advance.



PRESSURE WASHING OF POOL AREA AND MALLS



Cornerstone Pressure Washing will be here on Friday, October 7, 2016 to complete pressure washing of the concrete deck surrounding the East Pool area as well as finish up the mall area driveways behind the buildings. During this work

we may need to close off certain areas while they are cleaning but the entire pool area will remain open for use. This type of work does create noise from the equipment they use so please plan your day accordingly if you feel you will be disturbed by this work. If anyone has any questions, please let us know.



PARTIAL CLOSING OF EAST LOBBY

Just a note that we will need to keep the rear portion of the East Lobby, to include the restroom, closed for another week or so due to construction of an office storage area for the Management Office directly above the restroom and utility closet. The electricians are working to complete their work this weekend so our contractor can then come in and complete their work on the flooring and ventilation for the restroom. We apologize for the inconvenience this work has caused and will have it completed as soon as possible.

TRIMMING OF COCONUT TREES

Our tree trimming contractor should be here this coming week, October 3 - 7, to begin trimming of the coconut trees around the property. They will begin in the West Pool area the first day and move over to the East Pool area the second day. In between they will be trimming along the property exterior and other areas on the interior. Please watch for posted notices so you know which days the pool areas will be closed for this work.

KEYS TO APARTMENTS

A reminder that every apartment owner (tenants also) are required to provide our Management Office with a copy of the apartment keys whenever the locks are changed. This requirement is there so that we can gain access in the event of an emergency or also in the event you are locked out of your apartment or wish to grant access to a contractor or other person to your unit when you are not home. Please try to remember this as it causes a lot of extra cost and effort when we schedule needed work around the property and cannot get into a unit even with the permission of the resident due to our not having the correct key. Your attention and help in this matter will be greatly appreciated.

As always, we solicit your comments, suggestions and even complaints to help keep the Mauna Luan one of the finest places to live in Hawaii.

LEAVING ITEMS IN FIRE EXIT STAIRWELLS

Recently, we have been receiving reports of people leaving all types of miscellaneous items in one of our fire exit stairwells. Please remember that nothing can be stored or left in the fire exit stairwells. This is a violation of the fire code and could cause serious problems or injury in the event of an emergency that would require using the stairwells to evacuate. If anyone does find items inside of the fire exit stairwells, please contact our Security or Management Office so we can have the items removed. Mahalo.

CLOSING OF EAST GUEST PARKING

In conjunction with our painting project for the garage and buildings, it will be necessary to close our East Guest Parking area to resident visitors so we have parking for the vehicles that need to be displaced due to the rigging for the painters. This closure will run through the end of the year or until the painters finish the garage to the point that they no longer need to use resident parking stalls for their work. The West Guest Parking will remain open during this work. We apologize for the inconvenience.

DISPOSAL OF LARGE TRASH

We regularly find large boxes and/or other items of trash that are left in the parking garage next to the trash barrels at the doorways. Just a reminder that these types of items should be taken to the ground floor trash building and disposed of in the large trash bins located there. Leaving them in the garage for someone else to trip over and/or dispose of is disrespectful of everyone. Please show consideration and dispose of your things in a proper manner. Your kokua will be appreciated by everyone!

Did you know that we have a web site? Please visit us at: www.maunaluan.com to find information about the Mauna Luan. Mahalo!

