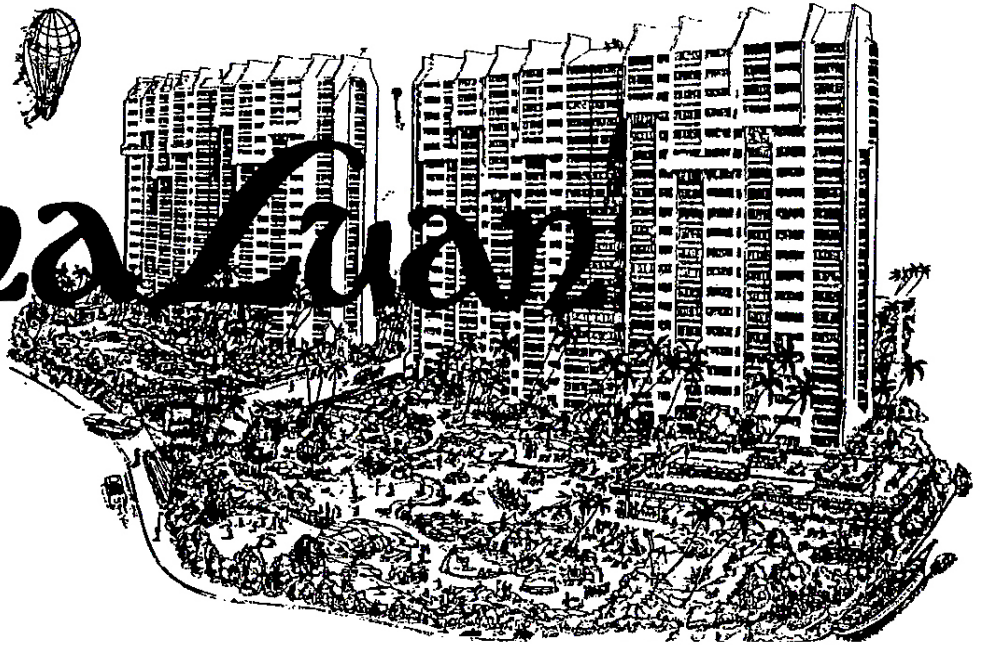


# Mauna Luan

## Newsletter

October 2018  
Edition




### **FORTY-THIRD ANNUAL OWNERS' MEETING**

A reminder note to all of our owners that the Forty-Third Annual Owners' Meeting will be held on **Wednesday, November 7, 2018 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, November 5, 2018 to be valid for this meeting.** Also, we need to have at least 40% of the ownership represented at the meeting, in person or by proxy, 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!



### **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. 

### **HURRICANE SEASON STILL HERE!**

As everyone has seen the past month or so our hurricane season is still alive and well with the heavy rainstorms flooding all parts of the islands. Please remember that our hurricane season normally runs until



November, so it is still a good time to review the information that was contained in the June 2018 Special Edition Newsletter regarding preparations for a hurricane and have some supplies stocked up for a while. The way store shelves empty leading up to one of these events makes it even more important that you prepare early to be sure you have everything you might need. If you do not have a copy of that newsletter and would like another, you may contact the Management Office or it is also available on our web site.

### **REPLACEMENT OF HEAT PUMP FOR WEST BUILDING LOW ZONE**



Just some advance notice that a contractor will be replacing the heat pump that makes hot water for the West Building, Floors 1-5, around the second week in October. During this replacement we will be using our backup hot water heater to make the hot water so there could be times during high demand where the water is not as hot as usual. The changeover work should take somewhere between 3 - 5 days so your patience during this work will be appreciated. Mahalo!

### **INSURANCE COVERAGE FOR APARTMENTS**

A reminder that all of our Mauna Luan owners are required to carry homeowner's insurance for their units. Even if you only rent your apartment, it is always a good idea to have your own insurance to protect your belongings and other liability for incidents that may occur in your unit. As a condominium association we are required by our governing documents and statute to carry hazard insurance. However, our insurance will not cover any personal items inside of an apartment; only the structure as originally built. That would mean that any

improvements to the unit (i.e., upgraded flooring, cabinets, counters, wall coverings, etc.) would only be covered to the cost of the original building. Homeowners should consult with your insurance agent to be sure that you do have the additional coverage to handle any extra costs to replace these items in the event of a fire or other disaster. Then, you also need to consider all of your personal items such as furniture, televisions, clothes, and/or anything else you brought with you to the apartment when you moved in. Again, you should consult with your insurance agent to determine what can be covered and for how much. Also, many times people who are renting think the owner has insurance so they do not need to get any. The owner will not be responsible for your personal items through his/her insurance. You need to protect yourself for that. These policies are not really expensive either. A renter's policy can be obtained for around \$200.00 a year. Homeowners can get policies for a little more to be sure to cover everything you need to. Finally, to all of our owners again, you are required to have homeowner's insurance on your unit. One of the primary reasons is to be able to cover the building insurance deductible if some type of event begins in your apartment and causes damage to your unit or others. This amount is currently \$10,000 and would be the responsibility of the unit owner where a flood or other event starts in your unit. Please review this with your agent and if you have any questions, contact us for clarification. Mahalo.

## ***RESIDENTS REQUIRING ASSISTANCE IN EMERGENCIES***

A few months back we asked for information on anyone who might need assistance during a fire or other emergency that required evacuation of the buildings so we could update our listing. This list is also provided to the Honolulu Fire Department so they will know where to go first in the event of an evacuation where someone will need help getting down and out of the buildings. Although we did receive a few calls we wanted to make sure we did not miss anyone. Because of that, we would like to ask again that anyone who would need assistance, or has a family member who would require help, please contact the Management Office at 395-7544 and provide us with the name and apartment number of the person requiring assistance so we can be prepared for any contingency. Thank you for your help with this matter.

## ***REPAINTING OF BUILDINGS***

Eko Painting is finishing up their work on the back side of the West Building and are working on the skywalks and also inside of the West Lobby. There may still be some concrete repair required on this portion of work so there may still be some loud noise over the next month or so. Once they begin to paint the hallway floors in mid-October we will need to ask that everyone be careful of wet paint and any closure notices. If they are working on your



floor the walking surface will need to be closed between 8:00 a.m. and 4:30 p.m., during the day for about two days. That means that everyone on that floor will need to arrange your day so you are either out of your apartment by 8:00 a.m. or that you plan on staying in your apartment throughout the day. Only an emergency will permit someone to walk on the newly painted surface. We will be delivering notices to all affected apartments about a week in advance so you can plan; and, there will also be notices on the 1<sup>st</sup>, 3<sup>rd</sup> & 5<sup>th</sup> floor elevator landings. Thank you in advance for your continued understanding and patience during this large project.

## ***QUIET ZONES***

Just a reminder to everyone that when you are walking in the hallways and/or waiting for elevators you are close enough to virtually be in someone else's unit. For that reason we ask that everyone be considerate of your neighbors by keeping noise, and other activity when passing other apartments or waiting for an elevator, at a low level so as not to disturb other residents. Due to the make-up of our buildings the noise does echo and reverberate around the halls and into surrounding apartments, so everyone's help and understanding will be appreciated!

## ***DID YOU KNOW.....???***

A reminder that there are a number of things that you can take care of at the Management Office that you may not be aware of. The Post Office maintains a supply of forms that you can use for both **changing your mailing address** and/or **placing a hold on your mail** if you will be gone for an extended period of time. We also have **notary service** available for our residents, however, you should call ahead of time to be sure our Notary is in and available. She can normally accommodate you Tuesday through Friday, between 8:00 a.m. and 3:00 p.m. There is a **\$5.00 charge per signature** for this service. You may also sign up for **pest control service** by stopping by and picking up a contract form. And, if you happen to think of anything else but just aren't sure, give us a call and we'll try to help you out as much as possible.

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.

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

