



# Mauna Luan

## Newsletter

October 2019  
Edition

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

A reminder note to all of our owners that the Forty-Fourth Annual Owners' Meeting will be held on **Wednesday, November 6, 2019 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 4, 2019 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!**

Although we have not seen a lot of activity so far this year, our hurricane season is still ongoing so please don't become complacent just yet. 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 2019 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.

### **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 are only renting 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, or even less. 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.



## **NO-SMOKING PROPERTY**



A reminder that smoking or vaping is prohibited anywhere on Mauna Luan property, including inside of apartments. We would also like to ask that residents inform guests that no one will be permitted to smoke or vape on the property. If anyone has any questions, please contact the Management Office at 395-7544. Mahalo.

## **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, loud talking 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!

## **DRAIN PROBLEMS**



Periodically we have apartments who experience drain backups in their sinks or tub/showers. What we have found on many occasions in the kitchen sinks is a large amount of food particles which do not wash away but once water-logged will just pile up at the bottom of the drain stack. As a reminder, fats, oils and grease down kitchen drains will create problems in our drain lines when disposed of improperly. This results many times in clogged pipes and sewage overflows that impact other residents. Be sure to run hot water with any of these types of items to help break down and/or move them through the drain system. Also, when you are peeling or shredding vegetables, **DO NOT** put these items down your garbage disposal. Once wet, they become too heavy to wash away and will clog the bottom of

the stack causing backups. Please throw these types of items in your trash to be disposed of in our trash chutes. You should always minimize the use of your garbage disposals for any large items and/or vegetables. Although these items may pass through, garbage disposals were not designed for grinding up meats or other fatty foods. Any items that can be, should be scraped from plates and disposed of in your kitchen trash. **One other issue that has arisen with the renovation of apartment units** is when contractors or residents will wash out their grout buckets or drywall materials in their sinks and then wash the debris down the drains. This material will harden and restrict flow in the drains to a point where they will clog and back up. Please do not allow your contractors to use your sinks for this type of clean up to help prevent problems for other residents. We would appreciate everyone's help in trying to minimize our problems with drain backups. Mahalo!

## **DISPOSAL OF LARGE TRASH**

We need to ask for everyone's help with the disposal of large trash that cannot be placed in the trash chutes for compaction. When residents have boxes or other large items they need to dispose of there is an open bin in the mall area of each building that these items can be placed into. These bins are located inside of the mall area trash building. If you open the double doors you will see an open trash bin for your use. We do ask that all boxes be broken down flat to save space in the bin. There is also an open bin at the Car Wash Area for our staff's use only. There have been a number of residents who regularly take items there and either place them in the bin or sit them next to it. Please remember that this bin is only for our use due to the amount of landscape materials that are generated along with other Mauna Luan debris. We need to ask that residents discontinue use of this bin so there is sufficient space for us to use. Your help will be 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.

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!

